



RedBird Realty Solutions LLC

Lease Agreement

1. NAMES & CONTACT INFORMATION OF LANDLORD & RESIDENT:

LANDLORD (Hereafter referred to as "Landlord"): RedBird Realty Solutions LLC.

CALL: (574) 334-7778 **TEXT:** (219) 245-0790 **EMAIL:** Matt@RedBirdRealtySolutions.com

RESIDENT(S) (Hereinafter referred to as "Resident"):

RESIDENT: _____

BIRTHDAY: ____/____/____ **SOCIAL:** ____-____-____

PHONE NUMBER: _____ **EMAIL:** _____

RESIDENT: _____

BIRTHDAY: ____/____/____ **SOCIAL:** ____-____-____

PHONE NUMBER: _____ **EMAIL:** _____

2. LEASED PROPERTY:

ADDRESS: _____

CITY: _____, **STATE:** _____ **ZIP CODE:** _____

Landlord & Resident enter into a legal & binding contract, including all the following Lease Agreement terms contained herein. The Landlord rents to the Resident & the Resident rents from the Landlord, the real property and all fixtures and improvements thereon (collectively the "Premises"). Detached garages are not a part of the premises, nor are they included in the Lease Agreement. Residents accept Premises "As Is" with no additional terms or promises which are not outlined in this Lease Agreement. English is the official language of this Lease.

3. OCCUPANCY:

RESIDENTS INCLUDE: All adults over 18 years of age, plus their children, listed above. In addition, any visiting children, stepchildren, etc, must be listed under Residents above. Only persons listed above may occupy the Premises. Sublets, transfers, or assigning this Lease is a violation and the Landlord may terminate this Lease Agreement.

GUESTS: Persons staying more than 14 days in a calendar year without the Landlord's written consent shall constitute a violation of this agreement and the Landlord may terminate this Lease Agreement. Visitors must abide by all policies.

JOINTLY AND SEVERALLY: It is expressly understood that this agreement is between the Landlord and each signatory jointly and severally. The term "jointly and severally" means each



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adult named on the lease shall be responsible for the timely payment of rent and performance of all other provisions of this agreement no matter what the other signers may do. All adult occupants must complete an application and will be added to the lease if approved.

DIVORCE / BREAK UP: The landlord is not responsible for changes in the Residents' personal life. The lease continues even if someone moves out. We do NOT remove them from the lease. One person can receive official notices on behalf of all leases.

ROOMMATES: Even if a person moves out, they are still on the lease and responsible for the rent, cleaning, and damage. The landlord will not settle disputes between roommates. Security deposits stay with the home until all persons have vacated.

NEW OCCUPANTS: Spouses or roommates must submit an application and be approved before occupying the Premises. In the case of a spouse who was not listed on the original application, that spouse must complete an application and be approved prior to occupancy. Occupancy, approved or not, assumes legal and financial responsibility for the property and lease. The Landlord may terminate this Lease Agreement for violation of this policy.

RESTRICTIONS: The Premises shall be used exclusively for residential purposes and only by the Residents. No businesses, daycare, manufacturing, mechanical work, auto bodywork, animal breeding, etc are allowed in or on the premises.

PETS: No Pets are allowed on the premises without a prior signed Pet Addendum.

4. TERMS OF LEASE:

BEGINNING DATE: _____ **RENEWAL DATE:** _____

THE TERM: This agreement shall commence on the Beginning Date at 12 Noon ET and end on the Renewal Date, at 12 noon ET. The term of this lease shall AUTOMATICALLY RENEW for 1 year unless either party gives the other party written notice of non-renewal prior to the expiration of the current term by at least 30 days in advance of the renewal date. **THE LAST MONTH SHALL NOT BE PRORATED.**

RENEWING YOUR LEASE: If a Resident would not like to renew their lease, but does wish to stay, the Resident will be assessed a month-to-month fee of \$100 on top of their rent. All month-to-month leases will be re-evaluated every 6 months.

DAYS: All reference to days in this Lease Agreement shall be construed as calendar days and a day shall begin at 12:00 am & end at 11:59 pm.

PHYSICAL POSSESSION: The Landlord shall not be liable for damage caused thereby, if unable to deliver possession of the premises at the commencement hereof. Residents may void the Lease Agreement if possession is not delivered within 30 days of commencement.



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EARLY RELEASE: Should the Resident desire to move out prior to the end of the lease term, the Resident may pay a one-time fee equivalent to 2 months' rent to end the lease early and be released from any further rent obligation. However, the Resident must still:

- Give a 60-day advance notice
- Pay rent up through the month of departure
- Pay any unpaid fees or obligations
- Return property in pre-move-in condition (any damages will be charged).

DEATH, INCAPACITATION, INCARCERATION: In the event of the Residents' death/incapacitation/incarceration or the death/incapacitation/incarceration of all authorized occupants over the age of 18, the Landlord may immediately secure the property as needed.

The landlord will attempt to contact persons listed on the EMERGENCY CONTACTS page. If no person listed can pay the rent or utilities, care for the property, or remove belongings within 7 days, the Landlord shall dispose of all perishable items immediately. Non-perishable items shall be delivered to an Emergency Contact. Items of no value will be disposed of.

Resident or his/her estate shall pay any and all costs related to the packing, cataloging, storing, and transporting of Residents' belongings in addition to any legal or court costs of Landlord associated with Residents' items. Resident authorizes Landlord to sell said items to pay any money due to Landlord.

ABANDONED PROPERTY: Premises and personal property will be considered abandoned when all of the following take place:

- Rent is 3 days past due
- The Landlord has posted an Abandoned Property Notice on the door
- Resident fails to respond to telephone calls or texts, or phone numbers provided by Resident are disconnected
- Resident fails to respond to official written notices from Landlord or local government delivered by USPS, or posted at the home
- In the event the Landlord deems the Resident is not responding and the property is abandoned, the parties agree that the Landlord may take possession of the premises and dispose of the remaining personal property at the Landlord's discretion. Items remaining after an eviction or vacating will be considered abandoned and disposed of without liability to Landlord. If it's valuable to you, take it with you.

DEFAULT: If Resident shall fail to pay rent when due or fail to abide by the terms of this lease, Landlord may terminate all rights of Resident hereunder, unless, within said time, the Resident shall cure such default. If the Resident abandons while in default, and the Landlord reasonably believes the Resident's personal property left on the premises has no value, it may be discarded. All property on premises shall be subject to a lien for the benefit of the Landlord securing the payment of all sums due, to the maximum extent allowed by law.

In the event of a default by Resident, Landlord may elect to continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it



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becomes due, or at any time, terminate all of Resident's rights hereunder and recover from Resident all damages he may incur by reason of the breach of the lease, including the cost of recovering the premises, lost rents during vacancy due to Resident's failure to comply, and including the worth at the time of such termination.

HOLDING OVER: Holding over after the expiration of this lease, without the consent of the Landlord, shall constitute an automatic daily fine. The last day of the lease period is designated as NOON local time on the specified day. Any holding over will be billed at \$200 per day due to costs and inconvenience incurred by multiple parties – the Landlord, cleaning crew, paint or repair crew, marketing, the new Resident, his/her moving crew, and truck rental, etc.

If the Resident does not peacefully vacate after the Landlord's final notice, this lease becomes a daily rent lease taking on the same right of a hotel, enabling the Landlord to remove any personal property and have the persons arrested for trespassing and/or theft of services.

SERVICE MEMBERS' CIVIL RELIEF ACT: If Resident enters into military service or is a military service member and receives military orders for a change of permanent station or to deploy with a military unit or as an individual in support of a military operation for a period of 90 days or more, Resident may terminate this Lease Agreement by delivering written notice and a copy of Resident's official military orders to Landlord. In such a case, this Lease Agreement shall terminate 30 days after the next monthly rental payment is due. Military permission for base housing does not constitute a change of permanent station order.

Move-Out: The Landlord shall have the right during the last thirty days of the term to show the premises to prospective applicants, and during the last ten days of the term the Resident shall give reasonable access to the leased premises in order to make repairs or decorate the same for the incoming Resident, should it deem this action necessary. _____ (initial)

5. RENT:

RENT: Rent shall be \$_____. Residents shall pay monthly installments to the Landlord, on or before the 1st of each month effective _____.

FORM OF PAYMENT: All rent must be paid through the Resident Portal. We offer ACH (both auto & one-time payments), Western Union Quick Collect, Cash App, Chime, and Debit/Credit. The payment processor charges fees depending on the method used to pay, We do not collect these fees, & you should be aware of the total amount that will be charged. _____ (initial)

LATE FEE: A Fee of \$100.00 will be added if rent isn't paid in full before the 4th of the month.

INSUFFICIENT FUNDS: Returned payments incur a \$27 NSF fee plus applicable late fees.

All unpaid late fees, NSF fees, damages, penalties/fees, fines, citations, liens, etc. will be added to the Residents' account and considered "additional rent". All monies received will be applied to the outstanding balance and late fees will be applied to any unpaid balance. Any unpaid balance will be considered unpaid rent and grounds for eviction.



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CHRONIC LATE PAY: The landlord may terminate this lease if the Resident is chronically late. Chronic late payment is defined as owing any amount of rent after the 3rd of the month two or more times in twelve months. _____ (initial)

LATE OR PARTIAL PAYMENTS: Acceptance by the Landlord of any late or partial payment shall not change the due date or amount of required payment & shall not relieve the Resident from the obligation to pay the balance of the rent and any applicable late fees or costs, & shall not negate the Landlord's right to continue legal action after receiving late or partial payment.

REPORTING: The Resident is advised that late payments and collections shall be reported to a national database and may appear on their credit report.

ALLOCATION OF PAYMENTS RECEIVED: All money received from the Resident is first applied to any past due balance on the Resident's account, including unpaid rent, late fees, deposit shortage, unpaid damages, charges or fines, or utility charges that the Resident is responsible for. If the balance of money received is not enough to cover the current rent by the first, an additional rent late fee will be charged to the Residents account.

PROPERTY MANAGERS ARE NOT ALLOWED TO ACCEPT CASH FOR ANY REASON.

6. MONEY OWED AT MOVE-IN:

SECURITY DEPOSIT: The security deposit set forth, if any, shall secure the performance of the Resident's obligations hereunder. The landlord may, but shall not be obligated to, apply all portions of said deposit on account of the Resident's obligations hereunder. Any balance remaining upon termination shall be returned to the Resident. **Residents shall not have the right to apply the security deposit in payment of the last month's rent.**

DEPOSIT REFUNDS: The balance of all deposits shall be refunded after possession is delivered to the Landlord and premises are restored to their condition at move-in, together with a statement showing any charges made against such deposits. Residents must provide the Landlord with a mailing address in writing and proof of payment in full for all utility bills. If the Resident meets the above requirements, they will receive their deposit back within 45 days.

RESIDENT SHALL PAY THE AMOUNTS SHOWN BELOW:

1st Month's Rent = Daily Rate of \$ _____ X _____ \$ _____

Additional Monthly Charges of \$ _____ For: _____ \$ _____

Holding / Security Deposit: \$ _____

Non-Refundable Pet Deposit: \$ _____

Total Required Payment: \$ _____



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7. INSURANCE COVERAGE:

The landlord **REQUIRES** that Residents obtain and keep the renter's insurance in full force and effect during the full term of this Lease Agreement. _____ (initial)

RENTERS' INSURANCE: Resident acknowledges that the Landlord or owner's insurance policy covers the structure only and does NOT cover Resident's personal property such as furniture, appliances, computers, TVs, clothing, **food**, etc. Furthermore, the Landlord or owner is NOT liable to claims because of the Resident's actions, failure to carry renters insurance, or negligence or loss or damage to personal possessions due to fire, theft, rain, smoke, wind, flood, water, pipe leaks, or acts of others. Nor will the owner or Landlord be held liable for such losses. Residents assume all liability for personal injury, property damage or loss, and insurable risks except for those caused by the Landlord's negligence. _____ (initial)

Damage to persons or property caused by malfunctions or conditions of the building, structure, appliances, mechanicals, trees, weather, etc, will not be reimbursed by the Landlord or owners. This includes refrigerators, furnaces, heat sources, air conditioners, food, clothing, linens, antiques, furniture, electronic equipment, mold, mildew, rust, corrosion, water stains, warping, discoloring, rotting, swelling, etc. The landlord is not responsible for electronic items plugged into the building's wiring system, so test outlets before inserting plugs.

Should the building become uninhabitable, the Landlord is not responsible for supplying motel/hotel, alternate housing, or alternate storage. _____ (initial)

8. UTILITY BILLS: PAID BY RESIDENT _____ OR LANDLORD _____

Utilities must be put in the Residents' names & provide proof to the Landlord at least one day prior to receiving keys. Upon termination, Residents agree to leave utilities on for an additional day after turning in keys to the Landlord for inspections of the premises. _____ (initial)

Should any part of the premises fail or break, Landlord is responsible only for the repair of the structure and mechanicals, not the utility bill. For example, a water leak goes undetected or unreported and creates a high water bill – the water bill is the responsibility of the Resident.

9. KEYS

The Landlord is providing _____ key(s) to the Resident for the premises. The Resident accepts the Landlord will keep an extra key for security & emergency purposes. A \$150 fine will be incurred if the Resident changes the locks. If the Resident needs to change locks (divorce, lost keys, etc), the Landlord must be contacted first, and the Resident must pay the Landlord for any incurred cost. If the Resident misplaces their keys, there will be a \$75 trip charge, plus any additional costs to unlock the door to the premises, at the Landlords convenience.



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10. ENTRY & INSPECTION

Landlord shall have the right to enter the premises with reasonable, advance notice of 24 hours or longer, except in the case of emergencies, which may be less than 24 hours. If the time and date are inconvenient, the Resident may ask the Landlord to reschedule, however, the Landlord is not required to oblige. If the Landlord reschedules, the new date must be within one week of the original date. Entry may be for the purpose of, but not limited to:

- In case of emergency/safety checks
- For pest control purposes
- To make necessary or requested repairs, deliveries, alterations, or improvements
- Exhibit the premises to prospective buyers, appraisals, workmen, or inspectors;
- When the Resident is non-responsive or phones have been disconnected, the Landlord suspects the Resident may have abandoned or surrendered the premises.
- To provide law enforcement access
- For annual or random inspections of the premises or other reasonable inspections

Residents agree to allow entry for Inspections, Periodic Preventive Maintenance & Safety Inspections by the Landlord or its agents or contractors. Inspection may include the taking of photos of the interior and exterior of the home to document its condition. _____ (initial)

If the inspection finds lease violations or cleanliness issues, Residents will be notified in writing and given 7 days to remedy them. Residents are required to send a photo to the Landlord to demonstrate proof of completion. If not remedied to the Landlord's satisfaction, the Landlord will send in their own crew and add the bill to the Resident's Resident Portal.

ENTRY BY SERVICE PERSONS: Submitting a service request is considered permission to enter during reasonable business hours. Abusive treatment toward service persons such as foul language or threats will be considered a lease violation. Certain requests are considered high priority and automatically grant immediate permission to enter.

If an appointment has been arranged and the Resident is not present to allow entry or refuses entry, a trip charge of \$75 shall be billed to the Resident's Resident Portal. _____ (initial)

11. REPAIRS, ALTERNATIONS, & PREMISES MAINTENANCE

Residents acknowledge that the premises are in good working order unless the Resident provides photo/video evidence via email or the Resident Portal. Any repairs must be submitted to the Landlord via the Resident Portal within 14 days of possession of the Premises. Verbal notice or voice mail is not acceptable. Residents have examined the Premises & agree they are compatible with their health issues. _____ (initial)

REPAIRS: Residents are to report maintenance issues **immediately** and be available for the Landlord to make repairs or provide a remedy of up to 14 days, with extra time for weekends & holidays, except for emergencies. An emergency is defined as something doing active damage to the premises or a potential health or safety issue. _____ (initial)



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The Landlord is not responsible for reimbursing, deducting rent, or in any other way paying vendors who Residents hire, without prior written permission.

The landlord is not responsible in any fashion for the personal items or personal health of the Residents, family, and guests. The landlord is not legally allowed to review an applicant's health condition during the application process and as such Landlord cannot review the Resident's health condition during residency.

ALTERATIONS: Residents shall not paint, redecorate, or make alterations to the premises without the prior written consent of the Landlord or face a \$250 fine per room plus repair costs.

PICTURE HANGINGS: Wall pictures must be mounted with 1" brad-style nails (very thin). If the wall is grooved paneling, the nails must be placed in the grooves. Nothing permanent or semi-permanent is to be attached to the interior or exterior of the building – this includes brackets, shelving, cabinets, hooks, wall systems, etc. The exception is wall-mount TVs. These must be mounted to the studs. The Resident is responsible for repairing the wall at move-out. Posters should be mounted with thumbtacks. **NO TAPE!**

SATELLITE TV DISHES: ARE NOT ALLOWED!

PREMISES MAINTENANCE: Resident shall maintain the Premises, including lawns and shrubbery, and remove rubbish or weeds if such grounds are a part of the premises and are exclusively for the use of the Resident. Shrubby needs to be trimmed both in the Spring & Fall. Additionally, Residents shall not commit any waste upon said premises, or any nuisance or act which may disturb the quiet enjoyment of any Resident in the building or neighbors. Trees, shrubs, plants, and flowers may not be removed or altered by the Resident or guests.

VEHICLES: No parking or driving on the grass, including trucks during the moving process. \$50 fine per vehicle or set of tracks. Vehicles must be properly parked. Unlicensed or inoperative vehicles parked outdoors may not remain on the property. Improperly parked or stored vehicles may be towed by the Landlord at the Resident's expense.

TRASH: Residents are responsible for keeping grounds litter-free and properly disposed of trash. Local law requires that only trash in closed cans or totes may be stored outside, out of sight from the street. Trash stored inside until pickup must be sealed for proper insect control. Trash cans or portable trash totes are to be set out no longer than 24 hours. All trash must be in closed plastic bags before being placed in the toter and the lid must be closed for pickup. Watch your neighbors to know when your trash day is. If you will be out of town on pickup day, please ask a neighbor to move your toter or cans.

OUTSIDE STORAGE: Must be placed in the garage or shed, storage other than trash cans, furniture made for outdoors, or children's outdoor play apparatus may not be left outside.

GRILLS: Must be 15 feet away from any structure and not under an overhang when in use. The heat from a grill will melt vinyl siding, creating a large repair expense for the Resident.

SWIMMING POOLS / TRAMPOLINES: These are not permitted on the property. Children's wading pools less than 6" deep are allowed but at the Resident's risk,



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NO ONE IS EVER ALLOWED ON THE ROOF.

DRAIN CLOGS: All drains and sewer lines were functioning properly at move-in. Residents are responsible for basic housekeeping which includes keeping drains free of hair and grease. The landlord suggests using screen traps and a grease can in the kitchen to collect grease. A clog at the sink or toilet is the responsibility of the Resident. We suggest a tool called ZIP IT to remove hair and clogs. A good plunger or snake can unclog a toilet. These are tools every household should have for basic housekeeping.

The ONLY items that should go down a toilet are what you already ATE & toilet paper. Please keep this in mind with small children who like to experiment with the toilet. Since all drains & sewer lines are functioning at move-in any clog shall be the responsibility of the Resident. Therefore, the Resident shall call and pay the plumber directly for any drain or toilet clogs.

However, if the plumber finds the blockage was due to defective plumbing, tree roots, or acts of nature then the Resident can submit a maintenance issue via the Resident Portal and the landlord will take over from there. _____ (initial)

TEMPERATURE: During the winter season, Residents agree to maintain the heat in their homes at a maximum of 75 degrees. Furnaces are not built to sustain hotter temperatures than this which will result in furnaces breaking down. If residents are negligent in this regard, they are responsible for the cost of repair. At the same time, Residents agree to maintain the heat in their home at a minimum temperature of no less than 45 degrees sufficient to protect the pipes and water facilities from damage by freezing. If Residents are negligent in this regard, they are responsible for the cost of repair of any and all damages. _____ (initial)

CLEANLINESS: Resident shall maintain the premises in a clean & sanitary manner including all appliances and furnishings therein, at their own expense, and at all times, and shall surrender the same, at termination hereof, in as good condition as received, ready to re-rent.

NORMAL WEAR AND TEAR: This is defined as the long-term effect on an item over its normal lifespan, under normal use, for what it was normally intended, with normal care and maintenance, due to sunlight, residential foot traffic, and the effects of aging.

Non-normal wear is considered damage and includes stains, scratches, gouges, rust from metal items, melted spots, nicotine film, odors, animal digs in dirt or flooring, excessive wear, spots or drawings by marker, crayon, pencil, lipstick, nail polish, makeup, nail holes, screw holes, damage to walls or paint from shelves or brackets, marks from gasoline, oil, tire marks, grease, tape, rub marks, hand oil or hair oil on walls, breakage of glass, neglect, misuse, etc.

If something can be cleaned or repaired, this is not normal wear and tear. Carpets should last 10 years, paint 12 years, appliances 20 years.

INDEMNIFICATION: The landlord shall not be liable for any damage or injury to Resident, or any other person, or to any property, occurring on the premises or any part thereof, or in common areas thereof. Residents agree to hold Landlord, Landlords' agents, suppliers, and repairmen harmless from any claims for damages, no matter how caused.



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DAMAGES TO PREMISES: Resident shall be responsible for damages caused by his negligence and or caused by other people, invited or uninvited. Example: the neighbor’s baseball breaks your window. Residents are responsible for repairs. Residents may settle up with the baseball player.

BASEMENTS: No basement is guaranteed “dry” by the Landlord. Even if the basement appears dry, there may be excess ground moisture concerns. Place stored items off the floor on waterproof blocks. Cardboard boxes stored in a basement will absorb moisture from the air. The landlord is not responsible for anything that gets wet in the basement. _____ (initial)

12. ADDITIONAL TERMS & CONDITIONS

RULES ON PREMISES: Be a good neighbor. Quiet Time Rules apply during normal sleeping hours, from 9 pm to 8 am each day. Music, TV, guests, instruments, car engines, horns, etc. shall not be audible to your neighbors. Complaints of unkempt yards, improper parking, foul language, bad treatment toward neighbors, verbal abuse, etc. are grounds for eviction.

WINDOW COVERINGS: Window coverings shall be restricted to those already existing in the home at the time of move-in or those approved by the Landlord. Under no circumstances shall sheets, clothing, flags, aluminum, or any metal foil, newspapers, or any other such items be used as a window covering. If blinds, which are present at move-in, are damaged at any time during the tenancy, the Resident is responsible for immediate replacement, or the Landlord will have them replaced at the Resident’s expense. _____ (initial)

SMOKING: NO smoking in, around, or near the premises! Smoking by Residents or guests leaves a nicotine residue and odor which increases the costs of cleaning, interior painting, and odor removal. Cigarettes, vape pens, e-cigarettes, pipes, cigars, hookahs, marijuana, hemp, and any other smoking fall under the lease’s smoking policy. Any violation is subject to a \$250 fine plus the cost of cleaning per occurrence and grounds for immediate eviction.

CANDLES: Insurance does not allow lighted candles. Any flame is also a fire hazard and will be deemed negligence on the part of the Resident. A burning candle releases soot and wax residue which accumulates on ceilings and walls, requiring extra painting costs and will reduce deposit refunds. Liquid wax spills into carpet fibers. Use other forms of air fresheners.

FIREPLACE/ WOOD STOVE: These items are non-functioning and for decoration only. Should the Resident use or alter this equipment in any way, the Resident accepts full responsibility for any resulting cleaning, repair, damage, injury, or death.

UPDATED TERMS: The landlord may change any of the terms found in this lease by giving the Resident a 45-day’ notice, providing digital communication, and posting the changes on our website at www.redbirdrealtysolutions.com/resident-center/. If the Resident does not agree to the updated terms, they must notify the Landlord, and he may elect to keep them at the old terms or give the Resident the option to opt out of lease and move out of the premises within 30 days, without penalty. If the Resident does not give notice, then the Resident accepts the changes to the updated terms.



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13. RODENTS, BEDBUGS, & MOLD:

RODENTS: Unfortunately, Mice can be a challenge in the Midwest. Since there is no way to guarantee against them here is what the Resident needs to do for prevention and/or treatment:

- Keep all food stored & sealed tight and cleaned up in the kitchen & throughout the home
- Keep grass and weeds trimmed at all times.
- Pest control inside and out for any and all animals, bugs, rodents, etc

If rodents are found on the Premises, the Resident is responsible for poisoning or trapping. In the majority of cases, these remedies will resolve the situation. On rare occasions, it may be necessary for the Resident to consult with a professional. Residents agree that Landlord has delivered the premises free from pests. _____ (initial)

BEDBUG INFORMATION & OFFICIAL POLICY: For thousands of years our ancestors dealt with bedbugs. 50 years ago the pesticide DDT eliminated bedbugs from the U.S. so most of us have never had any issue with them...until now.

Bedbugs are back and rapidly getting worse. They are now in every state. With the ban on DDT and easy international travel, bedbugs are Nature's Tiny Super Hitchhiker and have been carried back to the U.S. from other countries. Rich or poor, clean or filthy does not matter. Bedbugs are like mosquitoes, attracted to humans by our carbon monoxide breath, and our body heat, in search of a blood meal. Bedbugs search for humans.

Bedbugs can only travel by attaching themselves to things, like suitcases, clothing, stuffed animals, backpacks, furniture, etc. Bedbugs are easily passed to others through simple contact. Example: lay your coat on a waiting room chair or church pew where a person had already unknowingly carried a bedbug. That one lone insect hitches a ride on your coat and comes into your home without your knowledge. Even new furniture can contain bed bugs if stored near used furniture on a delivery truck.

They hide in mattresses, bedding, furniture, stuffed animals, boxes, and even in the dark areas of varnished wood furniture such as dressers, usually within 8 feet of a sleeping area. They come out once the human warms the bed and breathes carbon monoxide into the air. They are flat and tiny like a small apple seed. A single female can lay 500 eggs.

The Resident has inspected the home and found it is bedbug-free. Residents agree that insect control & treatment are part of housekeeping, and are the responsibility of the Resident.

The Resident understands and agrees that if bedbugs are found they have been introduced to the home by being carried there during occupancy by the Residents, visitors, children, deliveries, pets, etc, and their personal belongings, and as such Resident agrees to full responsibility for examining, handling, and treating their own personal property such as mattresses, bedding, dressers, stuffed animals, toys, electronics, furniture, clothing, boxes, etc, and that Landlord is not responsible to handle or treat the Resident's personal property.



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IMPORTANT: If you find bedbugs remember the PREMISES don't have them, your personal belongings have them so it's up to you to remove, clean, and treat your belongings. Procedure:

- Don't be embarrassed. Call the Landlord immediately for advice.
- Although creepy, scientists have proven bedbugs do not transmit disease.
- Think. Did you recently bring something onto the premises such as a used couch or suitcase? Remove suspicious items
- Remove all bedding, clothing, & stuffed animals, & run them through a washer & dryer on high heat. Heat kills them. Seal them in a plastic bag so they are not re-infested.
- Vacuum everything, especially cracks, the top and bottom of mattresses, the backside of headboards, and the inside of dressers after removing the drawers to pick up insects and their clear eggs. Seal the sweeper bag in a plastic bag and get it off the premises.
- Scrub EVERYTHING & spray crevices with chemicals available at home stores.
- When the spray has dried, dust all areas with "food grade" Diatomaceous Earth, which will kill the bedbugs that walk over it. It is available in garden stores and online. Puff it with a clean ketchup bottle into crevices and the seams of a mattress.
- Enclose the mattress with a mattress bag available at Walmart, home stores, &online.

MOLD: From the State Department of Health website: "Mold spores are in the air and on all surfaces. Mold spores are very tiny and lightweight so they float in the air for a long time. Use a dehumidifier as needed. Wipe hard surfaces with a damp, soapy cloth weekly."

"Mold (fungi) is present *everywhere*—indoors and outdoors. There are more than 100,000 species of mold. At least 1,000 species of mold are common in the U.S. Most types of mold that are routinely encountered are not hazardous to healthy individuals."

"Many molds are black in appearance but are not *Stachybotrys*. For example, the black mold commonly found between bathroom tiles is not *Stachybotrys*. *Stachybotrys* can be positively identified only by specially trained professionals (e.g., mycologists) through a microscopic exam. Small areas of mold should be cleaned using a detergent/soapy solution or an appropriate household cleaner."

Residents agree that cleaning & disinfecting of mildew and mold are part of everyday housekeeping and as such are the responsibility of the Resident. Residents shall make every effort to control and eliminate moisture in the home by using bathroom exhaust fans, and ceiling fans to circulate the air, limit the use of humidifiers, etc.

If mold or mildew persists, contact the Landlord for assistance but the Resident acknowledges mold and mildew are NOT sufficient reason to end the Lease Agreement. The Resident agrees that the Landlord has delivered the dwelling free from any visible mold. _____ (initial)

PREMISES ACCEPTANCE: Resident acknowledges that Landlord has advised Resident of his/her right to have a professional home inspection performed on the subject property. Resident has completed his/her inspections and/or voluntarily waives that right.

The Resident has inspected the home, and is satisfied with its condition, with respect to any health concerns, rodents, bedbugs, & mold. Residents are accepting the premises AS-IS with



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no additional changes expected. Residents shall have 14 days from the date of signature to amend any inspection results in writing to the Landlord. Resident agrees that Landlord has delivered the dwelling in a safe, clean, and habitable condition _____ (initial)

14. CARE FOR THE EXTERIOR OF THE PREMISES:

CONDITION AND REPAIR: The Resident agrees at his own expense, to keep the premises, including, but not limited to, the yard, and shrubbery in the same condition as the beginning of the Lease and to pay for any damage incurred or replacement needed.

The following items shall be the responsibility of the Resident:

- Lawns shall be maintained adequately by mowing and trimming shrubbery regularly as needed. Resident to provide any equipment necessary to maintain lawn and grounds, including replacement of any broken or non-functioning sprinkler heads.
- No distracting objects shall be visible to neighbors or allowed on the property including, but not limited to, trailers, campers, buses, trucks, or any inoperable vehicles. Vehicles are not to be driven on the lawns or in any area other than parking areas or driveways, and the cost for removal of stains on the driveways will be at the cost of the Resident.
- Damage caused by rain, hail, or wind as a result of leaving windows or doors open, or damage caused by the overflow of water or stoppage of waste, pipes, breakage of glass, damage to screens, and deterioration of landscape and lawns, whether caused by abuse or neglect, is the responsibility of the Resident.

SIGNS, ADVERTISING: Residents agree to allow the Landlord to place signs and advertising in the yard when vacancy is anticipated. Residents agree to maintain signs or advertising installed by the Landlord. Placing signs of advertising material does not constitute possession.

15. ORDINANCES & STATUTES:

FEDERAL, STATE, AND LOCAL LAWS: Residents shall comply with all statutes, ordinances & requirements of all municipal, state & federal authorities which may now or hereafter be in force, pertaining to the use of the premises. Residents agree to report any actions by others that violate federal, state, or city laws. Resident agrees that any police report made that involves the Resident, their guest, or the Premises may be admitted as evidence and hereby waives any hearsay objections. Breaking laws are grounds for eviction.

CRIME FREE PROVISION: Residents, family, guests, or other persons shall not engage in:

- Any acts involving imminent or actual serious property damage as defined by law
- Any criminal activity (federal, state, or other municipality), including drug-related criminal activity, any act of violence or threats of violence
- Any other illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, unlawful discharge of firearms, or assault
- Jeopardize the health, safety, and welfare of Residents, the Landlord, or servicemen.



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NEIGHBORHOOD CRIMINALS: The Resident takes responsibility for researching criminals, parolees, sex offenders, or persons on premises arrested living in the area. Discovering information after signing the lease is not a reason to void the lease.

BURGLARY/BREAK-INS: Renter's Insurance may or may not cover damage to doors or windows caused by an intruder but always call the police to file a report before calling Landlord. Residents are responsible for any damage even from break-ins.

POLICE REQUESTED: If police are called to the home on more than one occasion for a Resident-related problem or disturbance, this agreement is subject to termination.

LEGALITY: If any part of this lease conflicts with local or state laws, the rest of the lease will be unaffected.

16. LEGAL / EVICTION:

EQUAL HOUSING OPPORTUNITY: Landlords and Brokers comply with federal, state, and local fair housing laws and regulations.

LEGAL SERVICE: Each person listed on the lease has 100% authority to receive legal notices on behalf of all persons on the lease.

TIME OF ESSENCE: Pertaining to the performance of the obligations described herein

WAIVER: No failure of the Landlord to enforce any term hereof shall be deemed a waiver. The acceptance of rent by the Landlord shall not waive his right to enforce any term hereof.

NOTICES: Any notices, legal or other, may be emailed or sent via the Resident Portal.

ATTORNEY, LEGAL, AND COLLECTIONS COSTS: Court is a direct result of a Resident's failure to comply to the lease, so the Resident agrees to pay all costs related to legal action and collections, including, but not limited to court filings, attorney costs, court appearances, collection fees, 15% interest on the overdue amount, and late fee (\$50 per month). Some fees may be incurred after court judgments and added to the judgment. _____ (initial)

EXCULPATORY CLAUSE: The Resident waives their own actions and shall indemnify and save harmless the Landlord from and against any and all claims, suits, actions, damages, and /or causes of action arising during the term of this Lease for any personal injury, loss of life, damages to personal property sustained in or about the leased premises, or financial loss by reason or as a result of Residents occupancy. Resident waives any rights and claims against the Landlord for any personal property damage or financial loss incurred as a result of leasing the Premises regardless of the negligence of the Landlord and reserves the right to collect reasonable attorney fees from Resident for the cost of defending and enforcing this contract.

JURY TRIAL WAIVER AND ATTORNEY FEES: Landlord and the Resident hereby waive their right to a jury trial. The prevailing party in any dispute or claim between Resident and Landlord shall be awarded all their reasonable attorney fees and costs. Costs shall include, without



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limitation, expert witness fees, fees paid to investigators, and arbitration costs.

COLLECTION COSTS: In the event that the Resident breaches the Lease Agreement, the Landlord is entitled to recover as additional damages, all costs to collect the monies owed including any money the Landlord pays a collection company or lawyer to collect those funds.

COURT MODIFICATION: If any provision of this Lease is found by a court to be invalid, illegal, or vague, the parties agree that such provision shall be modified to make it valid, legal, and enforceable and all other provisions of this Lease shall remain in full force and effect.

17. COMMUNICATION:

COMMUNICATION: Residents must keep their contact information up to date at all times, and the **RESIDENT SHALL NOT UNSUBSCRIBE, OPT-OUT**, or avoid communication with the Landlord, to do so will be considered a violation of this leave agreement. Text via our dedicated number is our preferred communication method, missed calls/texts will be addressed and returned during normal business hours only. **WE DO NOT REPLY ON SATURDAYS!**

Verbal communications are non-binding. If a dispute should occur, the terms of the written lease shall override any verbal communications. Any promise of repairs, changes, terms, etc. must be in writing, text, or email. _____ (initial)

INCOME DISRUPTION/JOB CHANGE: The landlord shall be immediately notified if there is any income disruption in income and/or a job change, or change in voucher payments.

18. EMERGENCIES

In case of an emergency, you should contact 911 first. If someone is in danger, your house is on fire, there is a medical emergency, or there is an act of God that has caused severe structural damage, do not call your Landlord, instead hang up and dial 911!

FIRE: If the premises are rendered uninhabitable, as determined by the Landlord, he shall have the right to terminate the Lease as of the date the damage is determined. Should damage occur due to abuse or negligence of the Resident, then the Landlord shall have the right to terminate the Lease and the Resident shall be responsible for lost rents and repairs.

EMERGENCY CONTACTS: Resident to supply a minimum of 2 emergency contacts in the event of an emergency. Resident agrees to allow Landlord to contact references on application and emergency contacts below in the event Resident cannot be reached, is non-responsive to Landlord calls or notices, or has not paid rent and/or fees, and agrees that notice to those contacts is considered legal service. _____ (initial)

Name: _____ Number: _____

Name: _____ Number: _____

Name: _____ Number: _____



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19. LANDLORD OPERATIONS

The Landlord operates during normal business hours. We are not available on Saturdays, Holidays, or after hours. For emergencies please submit a work order or send a text.

20. ACCEPTANCE OF LEASE TERMS:

RESIDENT SIGNATURE: _____ DATE: _____

RESIDENT SIGNATURE: _____ DATE: _____

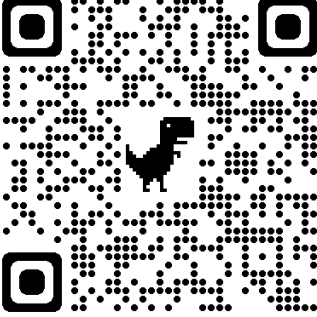
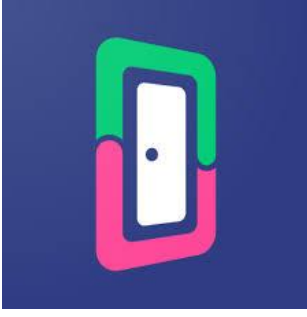
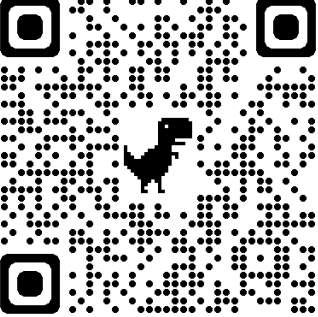
PROPERTY MANAGER: _____ DATE: _____

Place Driver's License Here

Place Driver's License Here

Please visit our Resident Center for answers to questions, to access the Resident portal, view our **Maintenance Guarantee**, review our **Resident Referral Program** and **Resident Renewal Reward Program**, or our **Worry-Free Guarantee Program** and more at: redbirdrealtysolutions.com/resident-center/

Download the DoorLoop App to Pay Rent, Submit Work Orders, and More!

Google Play Store Link	DoorLoop App	Apple App Link
		



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DISCLOSURE OF 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.

LANDLORD'S DISCLOSURE

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

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) _____ The Landlord has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence and building included in this rental.

(b) Records and reports available to the lessor (initial (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) _____ The Landlord has no records or reports relating to lead-based paint and/or lead-based paint hazards in the residence and building included in this rental.

RESIDENT ACKNOWLEDGMENT

(c) Lessee has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) _____ has not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

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



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Agent's Acknowledgment (initial or enter N/A if not applicable)

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

(f) _____ Lessee's Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d 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 Lessee Date Lessor Date Lessee Date Lessor's Agent Date Lessee's Agent1 Date

ACCEPTANCE OF LEAD-BASED PAINT ADDENDUM

RESIDENT SIGNATURE: _____ DATE: _____

RESIDENT SIGNATURE: _____ DATE: _____

PROPERTY MANAGER: _____ DATE: _____



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HOME CARE ADDENDUM

LANDSCAPE: Resident hereby acknowledges how they will maintain the landscaping of the premises, including mowing, weed whacking, edging, trimming bushes, etc (check one):

_____ Resident has the tools and will personally care for all landscaping needs

_____ Resident will hire someone to maintain all landscaping needs

Any Resident that fails to maintain landscaping will result in the Landlord having it done, and charging the Resident for work done plus a \$50 administration fee. _____ (initial)

The Resident will be charged the cost of spraying weed killer on fence lines, foundation of the house, driveways, sidewalks, etc. This charge will be billed to the Residents Portal in the spring and fall automatically. _____ (initial)

DEHUMIDIFIER: All homes are required to have a functioning dehumidifier and programmed to 30% humidity at all times. Resident agrees to the following (initial one):

_____ Does not apply as the home does not include a basement

_____ Resident agrees to leave the dehumidifier provided by the Landlord in working order upon move-out. The cost to replace a damaged or missing unit will be charged to the Resident.

WINDOW AIR CONDITIONERS: To prevent damage, ACs must be security installed and angled up into the home to prevent condensation from dripping down the wall into the home.

_____ Does not apply as the home has central AC

_____ AC unit(s) are the property of the Landlord and are to remain with the home upon move-out. The cost to replace a damaged or missing unit will be charged to the Resident

SMOKE DETECTOR & CARBON MONOXIDE DETECTOR BATTERIES: For your safety, all detectors must be working at all times. Batteries that need to be replaced are the Resident's duty. The Resident will be fined \$50 for detectors that are not operational. _____ (initial)

FURNACE FILTERS: The Resident agrees to check the furnace filter once a month, and change the furnace filter no less than every 3 months. Dirty filters reduce air quality, increase allergies, and increase the likelihood of your furnace breaking down. _____ (initial)

ACCEPTANCE OF HOME CARE ADDENDUM

RESIDENT SIGNATURE: _____ DATE: _____

RESIDENT SIGNATURE: _____ DATE: _____

PROPERTY MANAGER: _____ DATE: _____



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PET ADDENDUM

The Landlord hereby grants Resident permission for the following pet(s) on the premises (No other animals are allowed on the premises, even on a short-term or temporary basis). Resident must submit photos of the following pets:

Breed _____ Weight _____ Color _____ Name _____

Breed _____ Weight _____ Color _____ Name _____

Breed _____ Weight _____ Color _____ Name _____

Deceased animals or animals no longer living at the home can be removed from the lease after a minimum of one calendar year of animal rent. The landlord will do an inspection to verify the animal is no longer at the home.

1. There is a Non-Refundable Deposit of \$300 for pets, plus a \$50 per month pet fee.
2. The Resident agrees to purchase special liability insurance that would cover injuries or damage that may be caused by the pet(s). Residents also agree to list the Landlord as an "additional insured" on the policy.
3. The pet(s) shall be on a lease or otherwise under Resident's control, and not left unattended when it is outside the Resident's home. In addition, they shall have an identification tag on the pet(s)
4. The Resident agrees to immediately clean up after their pet(s), both inside and outside the premises and to dispose of any pet waste promptly and properly.
5. The Resident agrees not to leave food or water for their pet(s) outside the premises, where it may attract wild animals.
6. The Resident agrees to abide by all local, city, or state ordinances, licensing, and health requirements regarding pets, including vaccinations.
7. Pet(s) shall not cause any sort of nuisance or disturbance to neighbors. Noise, day or night, must not disturb others. The Resident agrees to do whatever is necessary to keep their pet(s) from making noise that would cause annoyance to others and take steps to immediately remedy complaints by neighbors made to the Landlord.
8. Resident agrees to immediately pay for damages or expenses caused by their pet(s).
9. Failure to comply with the terms of this addendum shall give the Landlord the right to revoke permission to keep the pet(s), and is also grounds for immediate termination of the Standard Lease Agreement and the Resident shall be liable for any damages caused by the pet(s) and the deposit shall be applied to said damages.

ACCEPTANCE OF PET ADDENDUM:

RESIDENT SIGNATURE: _____ DATE: _____

RESIDENT SIGNATURE: _____ DATE: _____

PROPERTY MANAGER: _____ DATE: _____



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PROPERTY USE ADDENDUM

1. Purpose of Addendum

This Addendum outlines the acceptable uses for the property, outside of the Resident's primary residence. This includes using the property for running a hospitality-based business, such as a short-term (defined as stays from 1-30 days) or mid-term (defined as stays of 31+ days) rental property. As a part of this Addendum, the Landlord grants the Resident the rights associated with listing, renting, and generally using this property for the purposes of running a Short-Term or Mid-Term Rental. This includes listing the property on online rental platforms such as but not limited to Airbnb, VRBO, Booking.com, Travelnurse.com, and similar websites (collectively, the "Short-Term" or "Mid-Term" Rental Platforms).

2. Responsibilities and Maintenance

- The Resident agrees to ensure compliance with all applicable laws, regulations, and local ordinances governing short-term or mid-term rentals.
- The Resident agrees to maintain the property in good condition and address any issues that arise because of guest use in a timely manner.
- Resident agrees to maintain proper renters' and business insurance coverage and provide proof of such coverage to the Landlord upon request.
- Resident shall ensure that guests adhere to any rules or restrictions set forth by the Landlord and/or Homeowners Association (if applicable).
- The Resident agrees to screen all guests and take reasonable measures to ensure that guests are respectful of the Property and its surroundings.

3. Term of Short-Term or Mid-Term Rental Agreement

This Addendum shall be valid for the duration of the Lease unless otherwise terminated by either party in writing. Any termination of this agreement requires a 30-day written notice and will not affect the original Lease Agreement unless otherwise specified. Upon termination, the Resident shall cease all short-term or mid-term rental activity and remove the Property from all Short-Term or Mid-Term Rental Platforms.

ACCEPTANCE OF PROPERTY USE ADDENDUM:

RESIDENT SIGNATURE: _____ DATE: _____

RESIDENT SIGNATURE: _____ DATE: _____

PROPERTY MANAGER: _____ DATE: _____