



## **PAR6 LLC / SLATE, D House Rules**

**This agreement** applies to all Lessee(s) of Lessor: PAR6 LLC, or SLATE, D, along with the premises and properties owned, managed, or otherwise cared for by the Lessor, its agents, representatives, or members.

These rules are considered received by Lessee(s) upon signing and or electronic agreement of the PAR6 LLC / SLATE, D lease agreement and are considered terms of such agreement in its entirety. Any address noted on the PAR6 LLC / SLATE, D lease agreement is considered covered under these House Rules whether specifically noted in the lease document or not. These rules may be jointly and severally enforced as chosen by the Lessor and / or the law; any terms determined to not be enforceable by law do not negate the remaining terms of the House Rules. The term Lessor refers to PAR6 LLC / SLATE, D, its owners, members, representatives, or agents in any capacity. The term Lessee(s) refers to those noted and signed on the lease document as no others are permitted to occupy or reside anywhere in the properties or anywhere on the premises. Co-Signer is for purposes of financial responsibility and lease enforcement only and not for purposes of residency. These rules, while categorized and numbered, apply universally to this agreement.

### **1. TERM OF LEASE AGREEMENTS**

The term is set forth in the lease agreement. A rental period is considered the first day of the month through the last day of the month. Lessor, and only Lessor has the right to terminate this lease agreement early by providing 30 days advance written notice to the Lessee(s) at any time and is not required to span a full rental period. Lessee(s) is responsible for the full term set forth in the lease agreement. In the event Lessee(s) require a Co-Signer, the Co-Signer individual is for purposes of financial responsibility and lease enforcement only and not for purposes of residency. The terms Lessee(s) and Co-Signer are to be synonymous for purposes of application of the house rules and lease responsibilities. In the event a Co-Signer is present on a lease agreement the Co-Signer agrees that their initial signature is assumed and automatically renewed if the lease is subsequently renewed or extended by the Lessee(s) signature(s) or agreement alone. All Co-Signers agree that their financial responsibility for the Lessee(s) continues through all extensions or renewals of the lease agreement by Lessee(s) signature(s) or agreement alone. All notices from Lessee(s) and Lessor shall be delivered in writing, via email, via text, posted to the property or property entry, or via US Postal service. Lessee(s) agree that electronic communication, specifically email communication, is binding in the same manner as written and signed communications or agreements between parties. Lease renewals and any agreements between Lessor and Lessee(s) made through email are agreed to be equally binding as that of a wet or live signature. Text communication is for updates and basic questions only and does not constitute agreement or change to the terms of the lease in any way. Text strings or records thereof will not be used as evidence of any type in any proceedings. Lessee(s) are required to respond to emails or texts no less than 24 hours after being sent by Lessor; failure to reply in the designated timeframe will require repeated or physical notice delivery to the Lessee(s) at a cost of \$25 per notice. Email(s) to PAR6 LLC / SLATE, D at par6llc@gmail.com are considered valid notice only with a copy of a read receipt by the Lessee(s) for each email and reply. Every Lessee(s) and/or Co-Signer who signs the agreement is fully responsible, jointly, and severally, for all items agreed herein. Any individual Lessee agrees to be the agent of the other Lessee(s) and/or Co-Signers and occupants of the premises and is both authorized and required to accept on behalf of the other Lessee(s) and/or Co-Signers and occupants, service of summons and other notices relative to the tenancy and lease performance. All persons and Lessee(s) on the property agree to complete the rental application process as determined by the Lessor prior to occupying any area of the property. For purposes of begin and end dates of the lease the time of 11am EST will apply to both. In any circumstance where fraud or false identity is found the lease with such person or entity and all parties with them agree that they will be removed and not permitted on the property immediately or subject to a charge of criminal trespassing. All monies paid in the circumstances of fraud or false identity will be forfeited to PAR6 LLC/ SLATE, D immediately. In the event Lessee(s) are not physically present for the execution of a lease or a lease being executed electronically, they agree to provide valid state or federal identification to confirm their identity immediately upon request of the Lessor. Lessee(s) agree that failure to provide valid identification upon request by Lessor will require them to immediately vacate the property or be subject to a criminal charge of trespassing. Lessee(s) agree to be bound by all terms of this lease agreement the moment the lease is signed, physically or electronically, by the Lessee(s).

### **2. TERM RENEWAL**

There must be written notice of termination either by Lessee(s) or Lessor at least 60 days, equal to two full rental periods, prior to the expiration of the lease agreement as to intent to renew or vacate the premises, to be received on or before the first day of the month of that rental period. For purposes of this part of the agreement, the 60-day period must be two full rental periods. Otherwise, this lease will renew itself on a month-to-month basis, which may be terminated at any time with 60 days prior notice in writing from the Lessee(s) or 30 days' notice from Lessor. Month-to-month rent will be the current market rent or offered renewal amount agreement plus 20 percent until a new, signed, lease agreement of one year or greater is in place. Lease renewals and any agreements between Lessor and Lessee(s) made through email are agreed to be equally binding as that of a



wet or live signature.

If Lessee(s) occupy the premises for any part of a month, as short a period as one day or part thereof, Lessee(s) are thereby liable for the entire month's rent. In the event of non-renewal, the Lessee(s) agree that submission of their notice to not renew is also notice to Lessee(s) that the property will begin to be shown to prospective tenants. Lessee(s) agree that they will make the property available for showings with proper advance notice provided by the Lessor, at the Lessor's discretion as to date and time. In the event Lessee(s) fail to make the property available for showings a charge of \$75 per failed showing will be charged to the Lessee(s) and payable as added rent. Upon notice of non-renewal by Lessor or Lessee(s) the Lessee(s) agree that at any time within the notice period of the lease term that the majority of their belongings have been removed from the property, and/or they are no longer residing in the apartment or house, the Lessor shall have complete access to the premises for purposes of showings, repairs, assessment or maintenance, or any reason as determined solely by the Lessor. Lessor, as a courtesy may provide 1 hour or less advance notice via text, email, phone or posted notice prior to entry.

### 3. RENTS AND CHARGES

Lessee(s) jointly and severally agree to pay Lessor, as rent, the sum noted in the lease agreement, per month, payable in advance, using the PAR6 LLC / SLATE, D ACH Auto-Debit process. If exception is granted to make physical payment it must be received into the designated rent box located on the premises or other noted location as determined by the Lessor, not later than 6pm EST on the first day of the month. If the payment due date falls on a weekend or holiday, Lessee(s) understand and agree that the ACH payment may be executed on the prior or post business day. Rent payments should be made payable to PAR6 LLC or SLATE, D as instructed on the lease document. Each Lessee(s) is responsible for payment of the entire balance of rent due. Lessee(s) must pay the rent as one single payment that totals the entire amount due. A single account must be made available for auto debit use in paying rent when multiple Lessee(s) are present. The rent is considered to be late until the rent due, along with any outstanding charges, is paid in full by the prescribed time and received by Lessor in good order. THERE IS NO GRACE PERIOD. A \$50 late fee will be assessed against the Lessee(s) for any rent payment not received on or before the first of the month as prescribed above. A \$5 per day late fee will be assessed on any rents or charges still owed after the 10th day of the month and will continue to be assessed on any outstanding balance until paid in full or expiration of the lease agreement. A service charge of \$50 will be assessed for any check or returned or dishonored auto debit, by the bank, for any reason. If a rent payment is returned by the bank for any reason, then the late charge of \$50 plus the service charge of \$50 are both due, for a total charge owing by the Lessee(s) of \$100 in addition to the rent amount and any charges that are due. These fees and charges may change as noted in the lease agreement. All charges assessed by PAR6 LLC / SLATE, D will be treated as added rent. Lessee(s) with late or outstanding rent balances due agree that their parking privileges at all PAR6 / SLATE, D properties are revoked until such time the balance due is paid in full and their account is current. Initial payments to the Lessor made by personal check to secure the lease, pay rent, pay for the security deposit, or for any other purpose are subject to a seven day clearing period. In the event Lessee(s) have taken possession of the premises or property they agree that upon a check being returned for non-sufficient funds they agree to immediately release and give up occupancy of the premises or property without liability to the Lessor. Lessee(s) agree that a criminal charge of trespassing can be issued against them for occupying the premises or property upon a payment of any type which is returned for non-sufficient funds.

All rent charges, and balances due must be paid electronically by using the PAR6 LLC / SLATE, D ACH Auto-Debit process unless otherwise instructed by Lessor in writing. Lessee(s) agree to provide the necessary banking information in writing to PAR6 / SLATE, D and its agents along with any updates to such information as they become necessary. ACH and account information will be kept active for the Lessee(s) through the entire term of the lease, and until all balances due are received in full, regardless of the lease termination date. Lessee(s) understand and agree that all changes in their account information, including requests to terminate this agreement, must be in writing and be delivered to PAR6 LLC / SLATE, D, at least 32 days prior to the next due date. If the payment due date falls on a weekend or holiday, Lessee(s) understand and agree that the payment may be executed on the prior or post business day as determined by the Lessor. Lessee(s) understand and agree that as this is an electronic transaction, and that adequate funds must be available for withdrawal from their account on or before the payment due date. In the case of an ACH transaction being rejected for Non-Sufficient Funds (NSF), submission error, or other bank related return reasons, Lessee(s) understand and agree that PAR6 LLC / SLATE, D may at its discretion resubmit the ACH debit transaction within 14 days or less as they see fit. Lessee(s) understand and agree that, in accordance with the lease agreement, late fees and service charges may apply. Lessee(s) also understand and agree that a late fee and service charge may be assessed for each returned ACH debit and/or check. If an ACH or check payment to the Lessor is returned by a bank for any reason, then ACH or checks may no longer be accepted and only money orders or cashier's checks will be accepted as payment of rent if deemed necessary by Lessor. Payments received will be applied in the following order: property damage, stopped or returned check charges, late charges, outstanding charges owed by the Lessee(s), delinquent rent, and balance to current rent. Lessee(s) agree that notice to vacate premises may be given immediately upon nonpayment of rent and waive any further or additional notice period. Lessee(s) agree that Lessor may debit from their account any amount due to the Lessor for any reason after two business days from the date of the notice of balance due.



The stated rent amount is subject to a minimum automatic increase of 3% percent per year, or renewal period, whichever comes first. There is no maximum rent increase applicable to the lease. Unless specifically stated otherwise, this increase will happen automatically the day following the end of the lease period and Lessee(s) agree that this notice is all that is necessary, no additional notice is required. PAR6 LLC / SLATE, D reserves the right to impose a greater or lesser increase at their sole discretion when notice is given to the Lessee(s).

This lease provides for rent to be paid monthly, but in the event of a default on the Lessee(s) part in paying the rent, Lessee(s) agrees that this will become a Daily Rental until such time rent is brought current. Lessee(s) agree that this agreement serves as notice by the Lessor, and the Lessee(s) agrees that a Daily Rental term would begin immediately following the Lessee(s) failure to cure the default. Lessee(s) agrees to have any arrears up to date by the 10<sup>th</sup> day from the default or Lessee(s) will vacate the premises immediately or be subject to arrest for theft of services and/or trespassing.

#### **4. SECURITY DEPOSIT AND DAMAGES**

Lessee(s) agree to pay the amount of security deposit as noted in the lease agreement to be kept on deposit in a separate account by PAR6 LLC / SLATE, D. The security deposit shall be security for the strict performance of all Lessees' obligations under the lease agreement and these rules noted here in the PAR6 LLC / SLATE, D House Rules. PAR6 LLC / SLATE, D will deposit the security deposit amount in a separate, non-interest-bearing account, in a bank in the state of Kentucky, during the term of this lease, under account numbers 56331568 or 58600361, or other account as deemed necessary by the Lessor. Lessee(s) may inquire as to the specific location, account, and balance at any time by submitting such request in writing to the Lessor along with a stated reason or justification for the inquiry.

Failure to move in or out of the premises per the dates in the lease agreement is cause for immediate forfeit of the entire security deposit. Once the lease agreement is signed by all parties, failure to take possession of the unit or property at the start of the lease does not alleviate the responsibilities of the Lessee(s) for the full term of the lease. Lessee(s) is responsible for all costs associated to the failure to take possession along with rent due until the unit may be re-rented or the stated lease term ends.

The security deposit is not to be deducted for the last month's rent or to be used in lieu of timely paid rent by the Lessee(s). When Lessee(s) move out, the premises will be cleaned and repaired to Lessor standards before any or all of the security deposit will be refunded. Move-Out times are by 11am EST on the noted date or the end date of the lease agreement whichever comes first. Lessee(s) agree that they will complete and follow the duties set forth in the Moving-Out Procedures. The Moving-Out Procedures document will be provided to the Lessee(s) in advance of moving out and serves as the inspection period for the Lessee(s) to address and remedy all items as disclosed in the document. There will not be a meeting with PAR6 LLC / SLATE, D agent for purposes of inspection. Receipt for professional carpet and hardwood or tile floor steam cleaning is required from Lessee(s) at the time of the move-out inspection. Lessee(s) may not rent carpet or hardwood or tile cleaning equipment or complete the carpet cleaning themselves, it must be done by a licensed professional along with evidence thereof. At the time of the move-out or upon delivering the keys, openers and access devices for the property, the Lessee(s) agree that they have completed their responsibilities set forth in the House Rules and the Moving-Out Procedures and no further time or additional access will be permitted to them. For purposes of the lease, the inspection period for the Lessee(s) begins with the delivery of the Moving-Out Procedure document. Once the Lessee(s) have vacated the property and returned the access devices, no further access will be provided for inspection purposes or otherwise. Lessee(s) agree that they have taken all necessary steps to move-out of the property and any further action necessary by the Lessor to return the property to the Lessor's standards will be at the sole cost of the Lessee(s), payable immediately upon issue of the security deposit settlement statement. The security deposit shall be returned along with a Security Deposit Settlement Statement detailing any security deposit charges to the Lessee(s) within a reasonable time after the Lessee(s) cease to occupy the premises and all access devices including but not limited to when all of the keys, openers, and access devices have been returned to the Lessor. Lessee(s) shall be immediately liable for any amount in excess of the security deposit should costs to Lessor's expenses exceed the security deposit amount. Any balances due, in excess of the security deposit, will be automatically debited from the ACH account information provided by the Lessee(s) without liability to the Lessor. In the event the balance due is not available through the direct debit process, the Lessee(s) agree to remit payment in the form of a cashier's check or money order immediately upon demand by the Lessor.

All properties owned or managed by PAR6 LLC / SLATE, D and/or its agents will be NON-SMOKING over the entire property location. Lessee(s) acknowledge that smoking is prohibited in or on the premises at any time. The no-smoking policy extends to the entire property owned or managed by PAR6 LLC / SLATE, D, both inside and outside, which means that not only is there no smoking permitted anywhere in the apartments or houses, but there is also no smoking permitted on the outdoor areas of the properties either. Violation of any of the provisions of the No Smoking clause by Lessee(s) and/or their guests or visitors shall constitute a material default of the terms of the lease agreement and are subject to the remedies and/or penalties concerning lease violations stated in the lease agreement. Lessee(s) is responsible for the payment of all charges resulting from a smoking violation including, but not limited to smoke damage or the removal of smoke residue and/or odor, including painting, cleaning, and carpet, blind or damaged article replacement.



Lessee(s) agree to provide Lessor with accurate forwarding address and phone number in writing prior to vacating the premises and no later than at the time of move-out. Lessee(s) authorize PAR6 LLC / SLATE, D and/or its agents to verify and utilize all information provided through the application process, the lease term, or during their tenancy, at any time as necessary in their course of business. Lessee(s) agree and authorize PAR6 LLC / SLATE, D and/or its agents to inquire with their family, friends, relatives, employers, property owners, landlords, credit bureaus, or any person or agency, in attempts to verify the information provided in the application process, to contact them, or collect any balances due, at any time hereafter. Lessee(s) also agree to supply PAR6 LLC / SLATE, D with additional or updated information in a timely manner as needed to process or update the lease or application at any time within 24 hours of request.

## 5. BREAKING THE LEASE

If Lessee(s) move, break, or breach this lease in any way, the Lessee(s) shall be jointly and severally liable for all damages stemming from said move or breach. Said damages shall include, but are not limited to, all rents due and owing on the balance of the lease agreement or until said unit or house is under a new lease agreement, costs of advertising property available, and cost of property preparation along with repair of all damages to the premises. Breach of this lease agreement in any way is cause for automatic forfeiture of the entire security deposit. Early termination of this lease agreement will also impose an early termination fee of \$500 per apartment or \$900 per house payable as added rent applicable to any property noted in the lease. Any discounts or incentives provided during the term of the lease agreement with PAR6 LLC / SLATE, D are subject to revocation upon early termination or breach of the lease agreement and will be treated as rent due and payable upon demand by Lessor. Discounts and incentives may be considered as, but are not limited to, pre-paid, multiple months, reduced rent, or any fee, charge or amount waived or not initially charged at any time during the lease term. Any unpaid portion of these amounts due will be treated as added rent with all charges applying and accruing until such balance is paid in full; these balances due will be ACH debited from the account information provided by the Lessee, or via cashier's check or money order, within 48 hours after they have vacated or abandoned the premises.

In a proceeding to get possession of the premises, Lessee(s) agrees to make no motions to the court concerning issues such as habitability or delaying the legal process with requests for additional time. Lessee(s) waives all rights to return to the premises after abandonment, move-out, the keys have been returned to the Lessor, the lease has ended, or possession is returned to Lessor, or as ordered by a court.

## 6. CONDITIONS OF PREMISES AND INSPECTION

The premises are now in good repair and at termination of the lease or prior to vacating the premises the Lessee(s) shall deliver up and surrender the premises to the Lessor in good repair, and in same condition as when premises were made available for this lease; normal wear and tear excepted as solely determined by Lessor. Lessee(s) and/or Lessor will complete the Move-In / Move-Out Inspection sheet at the beginning of this lease agreement and Lessor will use this inspection sheet as a basis to review the property upon Lessee(s) vacating the premises. Lessee(s) agree that the Inspection Checklist is the sole resource that will be used in documenting and comparing the condition of the premises by the Lessee(s) at move-in and by PAR6 LLC / SLATE, D after Lessee(s) have vacated the premises and returned all keys and access devices. Videos and pictures are always an option the Lessee(s) as they see fit, however, they do NOT take the place of the Inspection Checklist or the requirement to complete and return it in a timely manner. Only those items specifically and correctly noted on the Inspection Checklist will be given consideration upon inspecting the property after move-out. Videos and pictures from the Lessee(s) will not be used as documentation or evidence in any proceedings, legal or otherwise. Lessee(s) agree that they will not hide, mask, cover up or otherwise try to avoid discovery of damage, necessary repair, or problem of the property in any manner. Discovery of willfully undisclosed damage or failed repair will result in an additional fee of \$500 per instance, payable immediately by the Lessee(s).

Lessee(s) may document the condition of the unit or house in any manner they choose prior to their move-out date and time; Lessor is not expected to provide additional time or access to the Lessee(s) for inspection or remedy purposes, they are to be completed within the times set forth in the original or renewed lease agreement only and as outlined in the Moving-Out Procedures document. Upon the end of the lease term, at the sole discretion of the Lessor, the Lessee(s) may be required to be present at the time of move out and inspection; otherwise, there will not be a Lessee(s) / Lessor meeting for inspection or move-out purposes. Lessee(s) will return keys, openers, and any access devices to the Lessor upon final complete move-out, at abandonment, or at the end of the lease term. Move out is not the time for Lessee(s) to report damage, problems, or defects to the Lessor as these should have been previously reported as prescribed, nor is it an opportunity for the Lessee(s) to use or request additional time to address anything noted during the Lessor's inspection of the property. Lessor will report all noted damages and charges to the Lessee(s) via the Security Deposit Settlement Statement to be received within 30 days of fully vacating the premises and return of all keys, openers, and access devices to the Lessor. Should the Lessee(s) be present at an inspection it is for reference purposes ONLY. Lessee(s) agree that they will cease to occupy and surrender all key, openers and access devices to PAR6 LLC / SLATE, D as of 11am EST upon vacating, abandonment, or on the final date of their lease term or earlier. In the event it is deemed necessary by the Lessor, if Lessee(s) fails to appear or does not make themselves available when requested, they are agreeing to all items noted by Lessor on the Security Deposit Settlement



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Statement. All costs and charges set forth in the Security Deposit Settlement Statement will be automatically debited from Lessee(s) account information on file or payable upon demand and forgoes any right to dispute such charges. Lessee(s) agree and understand that the Lessor may take reasonable time to review, inspect and account for the condition of the property, in the Lessee(s) absence, as associated to the disposition of the security deposit.

Lessee(s) shall give Lessor prompt notice in writing of any defects or breakage in the structure, equipment, or fixtures of the premises. Prompt notice must be received by PAR6 LLC / SLATE, D in writing or via email as previously prescribed, no later than 2 days following the defects or breakage in the structure, equipment or fixtures of the premises; by failing to provide notice within this timeframe Lessee(s) assume full financial responsibility for the repair and/or replacement necessary to remedy the issue as determined by PAR6 LLC / SLATE, D. Lessor will provide reasonable, prompt attention to deficiencies once given proper notice. Lessor is granted the necessary time determined by the Lessor only, as market conditions require to obtain professional service for repair to the property. Lessee(s) agree that failure to repair or address any defects in the property will not be reason to withhold rent payment.

Lessor may, at all reasonable times, enter upon premises to inspect and care for same, or to make repairs and will make reasonable effort to notify Lessee(s) in advance of entrance to the unit. Lessee(s) agree that electronic notice via text message or email is acceptable notice in all circumstances. Lessor may always ask or knock to ask for access to the premises without regard to notice requirements with the Lessee(s) being able to deny access in this circumstance only at their discretion. Access to the property, with proper advance notice being provided, may not be refused by the Lessee(s).

Lessee(s) agree that any mail, periodicals, packages, or items otherwise left at the property after the term of the lease will be treated as trash and disposed of at the Lessor's discretion. Lessee(s) agree to update the U.S. Postal Service with their new forwarding address on or prior to their move-out date. Lessee(s) agree to hold harmless the Lessor for any items that remain or are mailed or delivered to the property after the termination of the lease or lease end date.

Emergencies must be reported to Lessor immediately after proper public authorities are notified and Lessee(s) are in a safe place to do so. Lessee(s) understands that Lessor may call or knock on the entry door to request entry at any time without notice; entry will be made in these cases only at the discretion of the Lessee(s) unless proper advance notice has been given. Lessor may enter at any time without notice on an emergency basis. Lessee(s) agree to report to Lessor any instances requiring police or emergency assistance that occur on or in the property within 48 hours of the event occurring.

Alterations to the property or premises of any kind will be made only with prior written approval of the Lessor. Lessee(s) are solely responsible for any repairs or work done without prior proper notice to and written approval by Lessor. If any unauthorized alterations are made, Lessee(s) agree to return the premises to an acceptable condition as determined at the sole discretion of the Lessor immediately upon notice from the Lessor and at Lessee(s) sole expense.

Lessee(s) agree to keep the premises in "show condition" at all times during their lease. "Show Condition" means as clean, orderly, and undamaged as when the property was received and requires that no trash be present other than in proper trash receptacles. In the event the property is not in "show condition," as solely determined by Lessor, the Lessee(s) shall be charged a fee of \$300 payable as added rent upon notice from Lessor. The Lessor will provide notice to the Lessee(s) of the property not being in "show condition" immediately and the Lessee(s) agree to remedy any defects necessary to return the property to "show condition" within 48 hours of receiving said notice.

Lessee(s) agree that the unit is "pest" free and will return it in the same condition. Lessee(s) are responsible for all extermination costs or costs of removal and abatement of pests, insects, or unwanted animals on the property during their tenancy. Lessee(s) agree to notify Lessor of any pest, insect, or unwanted animals on the property with 48 hours of sighting them. Lessee(s) responsibility may include extermination costs for the entire premises of the property if they are determined to be the source of any infestation or access by pests or animals. Lessee(s) agree to provide documentation that professional services were utilized to remove or abate any pests, insects, or animals from the property. Determination of the source of any infestation is at the sole discretion of the Lessor.

Lessee(s) agree that there was no mold present in or on the property upon move-in and are responsible for all mold removal and abatement prior to move-out or lease term end date. Lessee(s) acknowledges that the rental is free of mold and agrees to take responsibility for preventing mold growth of any kind or type. Lessee(s) agrees to be responsible for any defects or damages concerning mold during, or because of, the tenant's occupancy, and agrees to check for and prevent mold on a regular basis. Tenant accepts full liability for the entire amount of cleaning expenses and damage repairs caused by mold or mildew during, or because of, the tenant's occupancy. Tenant agrees to keep the temperature, humidity, and airflow within reasonable levels as to prevent the growth of mold.

Rental units must always be kept in a clean and sanitary condition. Lessee(s) are permitted no more than 1 large kitchen size garbage bag of garbage or an amount equal to that, in the apartment or house at any time during their lease. Garbage and all trash must be placed in proper receptacles and should not be placed near, on or around the premises or trash cans at ANY time.

Littering is forbidden. Lessee(s) agree to maintain all trash that does not fit in the trash receptacles, in a sanitary manner, in their house or apartment until such trash may be placed curbside for trash pick-up. Trash of any kind, as determined by the Lessor, may



not remain in or on the premises for more than 1 trash pick-up cycle at any time or for any reason. Recyclables, in any state or condition, are considered trash/garbage by the Lessor, and subject to the same disposal. Recycling bins or containers are at the Lessee(s) sole cost. Lessor may clear and remove precipitation from the driveways, walks, and common areas of the premises as soon as reasonably possible as a courtesy only; Lessee(s) agree to hold PAR6 LLC / SLATE, D harmless at all times while on the premises, specifically as it relates to weather, acts of nature, and precipitation. Lessee(s) may choose to remove precipitation from the property at their discretion and their liability.

Lessee(s) in single-family dwellings or independent living properties are solely responsible to clear and remove weather precipitation from the driveways, walks and common areas of the premises as soon as reasonably possible. Lessee(s) in single-family dwellings are also solely responsible for lawn and landscaping responsibilities through the entire term of the lease. Lawn and landscaping responsibilities are considered but not limited to mowing the grass to a length of four inches or less, removing weeds from the property, trimming trees and shrubs, applying mulch and general upkeep of the exterior areas of the property. Grass is not to exceed 4-inches in height at any time during the lease. Weeds should be removed immediately and should not be visible on the property at any time. If notice is required to remind Lessee(s) of their mowing, trimming or landscape responsibilities a \$25 charge will be assessed for each notice. All grass clippings and accumulations such as leaves, or debris are to be immediately cleaned up and disposed of properly by the Lessee(s). Lessee(s) are responsible to both mow and trim the lawn areas of the premises. Landscaping is to be maintained in the same fashion as it was at move-in. Lessee(s) are responsible to weed, mulch and trim shrubs and landscaping as necessary to return them to the same condition as at move-in. Lessee(s) are responsible for the costs associated with mowing, trimming, and maintaining the landscaping, such as but not limited to a lawn mower, trimmers, mulch, and weed prevention. Mulch will be maintained at a 1-inch level on top of the existing mulched bed and with a mulch like that already present. In the event the Lessor provides mowing services to the property it is without liability to the mower or PAR6 LLC / SLATE, D.

Lessee(s) shall comply with all the health and sanitary laws, ordinances, rules, and orders of appropriate governmental authorities and home associations, if any, with respect to the premises. Lessee(s) will promptly pick up and remove any items delivered to premises including periodical subscriptions, newspapers, packages and / or advertisements.

In the event the premises are returned in condition poor enough to prevent Lessor from re-renting to a qualified new tenant, Lessee(s) shall be responsible for loss of rental income as well as the cost of restoration of the rental to the condition it was at the commencement of the lease.

## **7. NUMBER OF OCCUPANTS AND GUESTS**

Lessee(s) agree that premises shall not house or provide residence or address to any person other than those listed in the lease agreement and who have signed as Lessee(s). Lessee(s) will be considered in breach of this agreement and are subject to eviction if a "guest" or any person other than Lessee(s) stays on or in the premises for more than 3 days, consecutive, cumulative, or otherwise without prior written approval of the Lessor. Approval for a guest or person to remain on the premises will be at the sole discretion of the Lessor and will require a completed application by the person or guest. Lessee(s) agree to a charge of \$100 per day, per unauthorized guest or occupant, to be charged and due immediately upon notice from Lessor of any guest, occupant, or person beyond those stated in the lease document, occupying the property without proper advance notice and approval. Illegal activity of Lessee(s), invitees, visitors, or guests on premises constitutes a breach of this lease. Open parties or gatherings of any type are not permitted anywhere on the premises. Lessee(s) agree to provide the names and year of birth of any minor-aged persons to reside in the property at the time of lease signing or within 48 hours of such occasion as it may occur. The addition of any minor-aged persons to reside in the property is not permitted unless prior notice is provided to and subsequently approved by the Lessor. Lessee(s) agree that that will not babysit, offer childcare, or have children, minors on the premises as part of babysitting, daycare, or child care of any sort.

## **8. SUBLETTING**

Lessee(s) may sublet only by obtaining prior written approval from Lessor 60 days prior to subletting. Approval for subletting will be at the sole discretion of the Lessor and will require a completed application by subleter. Subletting does not release Lessee(s) from their obligations under this lease agreement; Lessee(s) and approved subleter become jointly and severally liable for all terms set forth in this lease agreement.

## **9. ANIMALS / PETS**

No animals of any type, pets or otherwise, are allowed or permitted on the premises without specific prior agreement by PAR6 LLC / SLATE, D and noted on the lease agreement; this includes no pet visitors and no pet-sitting of any kind for any reason or period of time. Lessee(s) automatically gives Lessor permission to immediately remove and possibly place into shelter any and all unauthorized animals or pets, mammals, fish, birds, insects, and reptiles of any type, discovered on the premises; Lessee(s) is responsible for all costs associated with removal and care.

Lessee(s) will not keep, feed, water, or care for unpermitted, stray, wild, or unapproved animals anywhere on the premises.



Lessee(s) will notify Lessor of unapproved animals or pests on the premises immediately. PAR6 properties are pet friendly to responsible pet owners and approved, friendly, and both people and pet socialized pets, only as noted on the lease agreement. Approval of one type of pet does not equal approval for a new or different pet upon removal of the stated pet in the lease agreement; every pet which is new to the property must have written prior approval by the Lessor.

In the event a pet is permitted to the Lessee(s) the following applies:

Lessor, at their sole discretion, may charge an additional monthly fee of \$50 or more per month and require an additional charge of up to \$1,000 or more for the security deposit in the event a pet is permitted. If the pet is a puppy or kitten, defined by the Lessor as a dog or cat under 1 year of age, that has not been spayed or neutered then the additional security deposit amount shall be up to \$2,000 or more. Lessee(s) agree that PAR6 properties are not suitable to house, crate or box train a puppy, kitten or any other type of young animal or reptile and agree to enroll in professional classes to assist with responsible pet behavior until such time that the puppy or kitten is able to remain in the property without accidents, damage, or disturbance to others. In the event the pet is removed or required to be removed, Lessee(s) is still responsible for the additional monthly and security deposit charges through the entire term of the lease as these have been agreed to as total rent and security deposit charges. Approval of an individual pet is not automatically approved for another pet unless specifically done in writing by PAR6 LLC / SLATE, D.

Lessee(s) agrees to comply with all applicable ordinances, regulations and laws governing pets. All pets must have the proper permits/licensing as required by the state, county and/or city and said permits/licensing must be readily available to the Lessor and always worn by the pet. Lessee(s) agree that the addition or presence of an emotional support pet will require them to adhere to the laws set forth by the Americans with Disabilities Act and that all paperwork, approval, and documentation must be provided to Lessor prior to the pet being present in or on the property.

Lessee(s) must have veterinary proof of all current vaccinations. The pet must be spayed, or neutered, and veterinary proof is required upon demand. The pet is not permitted to reproduce offspring while on the premises. Lessee(s) agree to provide the name and contact information for the veterinarian caring for the animal and acknowledge that all animals require veterinary care. If pet is a cat, Lessee(s) must provide appropriate litter box without noticeable odor and will not dispose of litter in toilets or drains on the premises. If pet is a dog, Lessee(s) must pick up and place in proper container, all waste from the dog and acknowledge that the dog is not permitted to pee or poop inside the property for any reason. If the Lessor finds urine or feces inside the premises, from any animal or pet, the Lessee(s) agree that they will have the floors and carpets of the entire premises professionally cleaned, deodorized, along with specific treatment for animal waste and odor, within 14 days from notice by the Lessor. Lessee(s) agree that they will produce a paid receipt from a professional cleaner itemizing the cleaning, deodorizing and animal waste treatment, on or before the 14 day period is up; if the Lessee(s) fail to provide receipt and documentation of the cleaning it is automatic agreement that any and all pets or animals on the property will be removed within 3 days or less and no pets or animals will be permitted on the property for the remainder of the lease term. If pet is a bird or reptile, it shall be maintained in and not be let out of an appropriate cage or container. If pet is a fish, the water container shall not exceed 2 gallons and will be placed in a safe location in the rental unit. All other pets must be cared for and contained as determined by PAR6 LLC / SLATE, D at their sole discretion.

Lessee(s) shall prevent any fleas, pests or other infestation of the rental unit or premises. Lessee(s) will not permit, and represents that pet will not cause any damage, discomfort, annoyance, odor, nuisance or in any way inconvenience, or cause complaints from anyone on or around the premises. Lessee(s) agree to provide their pet with an identification tag that the pet will always wear. Lessee(s) acknowledges and agrees that Lessor or Lessor's agent may, at any time and in sole and absolute discretion of Lessor, revoke its consent for an animal on the premises by giving Lessee(s) written 30-day notice for any reason, with or without cause. Lessee(s) agrees to permanently remove the animal(s) from the premises upon Lessor's written notice that consent is revoked. Removal of consent by Lessor does not in any way relieve Lessee(s) of responsibility for the terms set forth in the lease agreement.

If any rule or provision of this lease agreement is violated, Lessor shall have the right to demand removal of pet from the premises upon 3 day written notice. Any refusal by Lessee(s) to comply with such demand shall be deemed a breach of the lease agreement, in which event Lessor shall be entitled to all the rights set forth in this agreement. Lessee(s) agree that they are responsible for containment and care of their animals while maintenance or repair is performed on their unit or house and such control and care is at the Lessee(s) sole cost and responsibility. Lessee(s) agree to have their pets professionally groomed and will not bathe, shower, clean, trim, or groom their pets anywhere on the premises.

Lessee(s) shall be strictly liable for the entire amount of any wrongful death, or injury to a person or property of others, caused by the pet or animal, and Lessee(s) shall indemnify Lessor for all costs resulting from the same, including but not limited to litigation costs, attorney fees, and ongoing medical charges.

Lessee(s) agrees that pet will not be permitted outside the rental unit unless properly restrained by a leash, cage, or other appropriate restraint. Pets must be under the Lessee(s) control at ALL times. Lessee(s) shall not tie or restrain an animal or pet to any object on the premises. Use of the grounds or premises for sanitary purposes is prohibited and Lessee(s) agrees to promptly



always clean up after the pet. Lessee(s) are required to have a disposal bag on their person at any time that their pet is outside of the apartment or house; failure to show possession of a disposal bag to the Lessor or its agent(s) may result in a charge of \$50 per violation and/or removal of permission for the pet/animal on the premises.

If a pet or animal is presented as a service animal of any kind Lessee(s) agree to provide certification of the service training that the pet or animal has completed from a licensed, professional, and certified service animal training company that includes a picture of the specific pet or animal that has completed this training. The owner of the service pet or animal must also present certification from a licensed, professional, and certified service animal training company that they have completed any training associated with being the owner of said pet or animal. Lessee(s) agree that the service pet or animal will not be brought onto or reside in the property until the noted certification is completely provided to and verified by the Lessor.

## 10. MAINTENANCE AND REPAIR

In multi-unit dwellings, the sidewalks, stairways, and all common areas must be kept free of all personal belongings; this includes garage areas. Items may not be stacked, placed, or organized in the garage and/or parking areas at any time. Items must be placed inside the designated storage areas for the Lessee(s), if available; otherwise, items must be kept entirely inside the living area of the premises rented by the Lessee(s). In single family residences nothing other than approved outdoor furniture is permitted on the outdoor areas of the property.

Outdoor patio furniture is the only type permitted on porches or outdoor areas of the premises as approved by Lessor in writing. Furniture of any type is not permitted in the common areas of the premises; indoor furniture is not permitted anywhere on the exterior of the property. Lessee(s) will not hang anything on or over the railings or fire escapes. Windows, blinds, and screens will be maintained as operational by the Lessee(s) and will not be covered by or with anything unless approved by Lessor. Windows will not be left open in any manner while the Lessee(s) is not in the apartment or house during inclement weather. Windows must be completely closed during any inclement weather or when the outside temperature is below 60 degrees. Any article or item that the Lessor feels is objectionable must be removed from the property promptly. Shower curtains must be used when showering, unless a shower stall with doors is in place, in each shower or bath area of the premises. Lessee(s) agree to vent the bathroom area with the vent / exhaust fan or by opening the window or bathroom door at all times when showering. Lessee(s) agree that there was no mold present anywhere in or on the property upon move-in and are responsible for all mold removal and abatement prior to move-out or lease term end date. Lessee(s) acknowledges that the rental is free of mold and agrees to take responsibility for preventing mold growth of any kind or type. Lessee(s) agrees to be responsible for any defects or damages concerning mold during, or because of, the tenant's occupancy, and agrees to check for and prevent mold on a regular basis. Tenant accepts full liability for the entire amount of cleaning expenses and damage repairs caused by mold or mildew during, or because of, the tenant's occupancy. Lessee(s) agrees to take full responsibility for keeping the residence clean, dry, and free from moisture accumulations where mold could be allowed to grow. The kitchen and bathroom(s) are the most common places mold is known to form and Lessee(s) will pay close attention to these and all areas of the property to uncover and prevent mold growth. Lessee(s) agrees to keep the temperature and humidity within reasonable levels as to prevent the growth of mold. Lessee(s) must notify the Lessor within 48 hours of finding mold of any kind on the property. Lessee(s) agree to always maintain a minimum temperature of 60 degrees inside the dwelling. Repairs or service required to the premises, and for all fixtures including toilets, sinks, tubs and drain lines caused by flushing of foreign items or neglect by Lessee(s) or guests will be charged to the Lessee(s). Lessee(s) will keep a plunger handy to perform normal clearing of minor toilet clogs due to Lessee(s) waste. Lessee(s) agree not to flush paper towels, tissues, sanitary napkins, tampons, condoms, plastic wrappers, cigarettes, Q-tips, disposable sanitary wipes, baby wipes, cleaning wipes, or grease. PAR6 LLC / SLATE, D or its agents will hold the right to determine whether neglect applies upon review of the issue in a timely manner. Lessee(s) agree that the plumbing systems are in good working order upon move-in and all subsequent repairs to any plumbing systems associated with their premises will be at their sole expense and completed by a licensed professional. Lessee(s) acknowledge that they must provide written notice to PAR6 LLC / SLATE, D of any plumbing system issues or blockages immediately, within 24 hours upon finding them or evidence of them, and present copy of an invoice showing professional repair or service unless choosing and specifically stating in writing that they request for PAR6 LLC / SLATE, D to arrange for repair at the Lessee(s) expense. Lessee(s) agree to pay the full amount for professional plumbing repair or service to PAR6 LLC / SLATE, D immediately upon receipt of notice that the repair is complete; all balances due will be treated as additional rent. Failure to report any damage, including plumbing issues or stoppages, in a timely manner, immediately upon discovery will automatically be considered neglect. Lessee(s) hold Lessor harmless regarding water damage of any kind, including but not limited to flooding, plumbing or water leaks on the property, rain or weather intrusion, and plumbing back-ups of any type for any reason. Lessee(s) in single family properties with existing exterior water spigots will completely close and turn off the water and will remove any hoses or attachments at the end of each and every use. Lessee(s) will not add to or alter the plumbing fixtures of the property; including but not limited to bidets or water features. Lessee(s) agree to air out, dry, and attempt to dry, all soaked items on the property. Lessee(s) are responsible to clean up after water damage, spills, or back-ups in a prompt manner, no less than 24 hours after the occurrence. Lessee(s) agree that all clean up necessary will be done to prevent mold, mold odor, or a musty odor from





accumulating in the property. Appliances are delivered in good working order and will remain as such during the term of the lease. Lessee(s) are responsible for all repairs or maintenance to the provided appliances caused by Lessee(s) neglect or misuse. The dwelling may contain various appliances, such as stoves, microwave ovens, refrigerators, dishwashers, laundry machines, garbage disposals and compactors, central or individual air conditioners, humidifiers or dehumidifiers, automatic garage door opener, etc.; these appliances are not included in the rent, but the use of them may be allowed for the Lessee(s) convenience only. If Lessee(s) wish to use these appliances, they shall assume responsibility for care, repairs, and maintenance by licensed professionals. If appliances are equipped with manuals and/or warranty papers, Lessee(s) shall not lose or discard these documents and will be responsible for their return upon the end of their lease period. Lessee(s) agree to hold PAR6 LLC / SLATE, D harmless in the event of the mechanical failure of any appliance, the furnace, air conditioning of any type. In the event of a refrigerator failure the Lessor will make every effort to repair or replace the refrigerator as soon as possible from the point the Lessee(s) notify the Lessor of such failure. Contents on the property, in the property or appliance are the sole responsibility of the Lessee(s) and they will hold PAR6 LLC / SLATE, D harmless for any damage or spoilage. Lessee(s) agree that they will maintain renters' insurance with sufficient coverage in the event of a mechanical or appliance failure.

Lessor reserves the right to apply a \$75 per hour fee, with minimum of 1-hour, for labor to repair damages or for the cleaning, preparation and maintenance of premises or common areas. Lessee(s) agree that Lessors service agents will be provided access to the property or apartments at the Lessors discretion as to date and time to allow for any necessary or preventative maintenance and repairs. Lessee(s) agree that, given proper notice, in the event they do not make their apartment available to necessary service agents of the Lessor they will be charged a \$75 service charge per visit on top of the costs of maintenance and repair costs, payable as added rent. Lessee(s) will be charged for any damages caused by tape, nails or any attachment devices used on the walls, doors, ceilings or anywhere on the premises. Repair of holes associated with by tape, nails or any attachment devices will be done only to the damaged areas and should not impact or make larger the impacted area. Lessee(s) may paint areas of the property only with written approval from the Lessor and agree that by painting any area they will re-paint that area by using the Lessor prescribed paint, in the appropriate color, as applicable, no less than 30 days prior to vacating the premises or at the Lessors determined date and time.

When Lessee(s) move out, the premises will be cleaned and repaired to Lessor standards and in agreement with the PAR6 Moving-Out Procedures. The PAR6 Moving-Out Procedures are always available on the internet at [www.par6llc.com](http://www.par6llc.com) or upon request to the Lessor.

Lessee(s) agree that in the event they deny access to the property for any reason, at any time, they will not withhold rent associated to the necessary repairs being done to the property. If the Lessee(s) request a non-emergency repair to the property the repairs may be done at the sole discretion as to timing and scope, by the Lessor. Lessee(s) acknowledge that repairs may be subject to time and delivery constraints beyond the control of the Lessor and will not withhold access or rent for these reasons.

## 11. UTILITIES

Lessee(s) agree to provide and pay for all the utilities as noted in the lease agreement and for the entire term of the lease. In the event utilities (gas, electric, water, sanitation or otherwise) associated with the Lessee(s) meters provide service to common areas on the premises, knowingly or unknowingly, the costs of such utility service are the responsibility of the Lessee(s) rent and have been factored in accordingly with such rent amounts; no further consideration will be made by the Lessor in these circumstances. In the event of an unauthorized tap or attempt of theft of service of any utility, the issue will be remedied immediately at the Lessors discretion. Lessee(s) agree to provide and maintain all the utilities necessary to provide acceptable temperatures of not less than 60 degrees in the units, houses, and properties at all times. All steps and necessary efforts must be made by Lessee(s) to prevent water service and pipes in the property from freezing. Lessee(s) are solely responsible for the repairs and reconstruction of any damage associated to frozen water service or pipes. Water damage must be remedied immediately by a licensed professional once discovered by the Lessee(s) and repairs and remediation of associated damage must start no less than 48 hours following the discovery of the damaged water service or pipes. PAR6 LLC / SLATE, D provides no insurance for the property or Lessee(s) and Lessee(s) acknowledge that no coverage is made for flooding of any type for any reason. Lessee(s) of single-family homes are required to obtain insurance coverage equal to that of homeowner's coverage during the entire term of their lease. Lessor agrees to reimburse the Lessor immediately for any charges associated to the insurance of the property by the Lessor that result from negligence or abuse by the Lessee(s).

Lessor reserves the right to pass on charges for excessive use of utilities as determined by the Lessor at their sole discretion; Lessee(s) agree to pay these costs as added rent upon demand following notification by Lessor.

The properties are currently cable television ready, and Lessee(s) agrees to pay for all costs associated with cable television, wi-fi coverage, or utility service. Lessee(s) agree that they will not subscribe to any service requiring a device of any type to be attached to the property without prior written consent from PAR6 LLC / SLATE, D. Lessee(s) agree to maintain functional telephone service and email service at all times during the lease term and to provide such telephone number and email address to Lessor immediately upon service or change of service, number, or address. Lessee(s) agree to review emails and messages on a regular basis to always keep current communication with Lessor. Lessee(s) agree to check, review, and respond to their email



account and phone messages at least daily. Failure to respond to messages from the Lessor or its agents within 24 hours gives Lessor the right to enter the premises to inspect for care of Lessee(s) and the property in the rented premises. Lessee(s) of multi-unit properties will not utilize any common area or non-unit specific fixtures including but not limited to interior or exterior water spigots, electrical outlets, or utility access points.

## 12. USE OF PREMISES

Lessee(s) will not use premises for business or gainful enterprise. Lessee(s) shall use the premises for residence purposes only. Lessee(s) agree that that will not babysit, offer childcare, or have children or minors on the premises as part of babysitting, daycare, or childcare of any sort. Lessor reserves the right to restrict any individual from entering or remaining on the premises for any purpose at the Lessor's sole discretion. If an individual engages in violent behavior, destructive behavior, verbally abusive behavior, or criminal behavior of any kind, directed at Lessor, Lessor's agent, police or fire officers, city officials, other Lessee(s), guests, visitors, or neighbors they will be banned from the premises. Any individual who enters or remains on the premises after being banned by the Lessor or police/city officials is subject to criminal charge of trespass. Lessee(s) understand that they may be residing in a multi-unit building and/or will be living in a "community" atmosphere which includes minor noises not limited to footsteps, doors opening and closing, normal use of appliances, and general conversation; these are considered normal for a multi-unit or residential property and will not be grounds for lease termination or complaint. Lessee(s) agree that in the event of a complaint involving another Lessee they will have made every effort to personally contact the other Lessee to make them aware of and resolve the issue prior to making a complaint to the Lessor; Lessee(s) will be expected to provide evidence of such efforts along with any complaints to the Lessor in writing. Lessee(s) shall not keep or have on or around the premises any article or thing of an illegal, dangerous, flammable, or explosive character or that might unreasonably increase the danger of fire on or around the premises or that might be considered hazardous. Illegal items or illegal narcotics of any type are not permitted anywhere on the property at any time. Lessee(s) agrees they will NOT engage in or permit illegal activity of any kind or nature while on the premises.

Lessee's, any members of the Lessee(s) household, or a guest or other person under the resident's control or invitation, shall not engage in any illegal activity, including drug-related and/or illegal activity, on or near any area of the property. "Drug-related illegal activity" can mean the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, store, or use of a controlled substance, or possession of drug paraphernalia. Lessee(s), any member of the resident's household, or a guest or other person under the resident's control or invitation shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the Lessor, their agents or tenants, or neighbors of the premises. Lessee(s) or members of the household will not permit the dwelling to be used for illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household. Lessee(s) or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises, or otherwise. Lessee(s), any member of the Lessee(s) household or a guest or other person under the resident's control or invitation, shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the property.

Lessee(s) agree NOT to use plug-in type air fresheners. Lessee(s) agree they will NOT use extension cords or overload electrical circuits in any way; and that only UL approved power strip surge protectors will be utilized when approved by the Lessor. Lessee(s) will build no fires, light any fireworks or candles, detonate any explosives of any type, or produce flames of any kind on the premises. Fire pits of any type are not permitted. A gas barbeque grill is permitted on the premises if agreed to by Lessor in writing and is kept at least a minimum 20-feet from the structure. Charcoal barbeque grills are not allowed on the premises. Lessee(s) are not permitted to use a grill of any type on the porch, patio, or balcony areas of the property. Waterbeds are not permitted.

Lessee(s) agree they will not alter the physical premises in any way or paint any area or surface of the premises without prior written approval from Lessor. Lessee(s) are responsible for garbage or damage caused by any visitor, guest, invitee, or other Lessee(s) on the premises.

Lessee(s) agree not to occupy or use the roof areas of the premises in any way. Lessee(s) agrees to use the fire escape for emergency purposes only and will not reside, linger, loiter on, or hang or place anything on or from the fire escape at any time. No activity or musical instruments, radio, television, stereo, or other equipment shall be conducted or operated in a disturbing or nuisance manner at any time. Drums, amplifiers, or electrical instruments of any kind are not permitted to be played on the premises at any time. Lessor, at their sole discretion, reserves the right to determine if something is disturbing in nature or causing a nuisance. Quiet times for the entire premises are as follows: 11pm to 8am weekdays and 1am to 8am on weekends. Lessor will assess a \$25 charge for each notice of lease violation delivered to Lessee(s) relating to noise, nuisance, or disturbance.

If premises provide on-site laundry facilities, coin-operated or otherwise, Lessee(s) agree to hold Lessor harmless for use of the



facilities or any articles left unattended. Lessee(s) agree to monitor their use of the laundry facilities and to not leave laundry unattended. Lessee(s) agree to follow any posted laundry room rules as well as exercise reasonable care in use of the appliance and laundry machines. Lessee(s) agree to care for and maintain all laundry machines on the premises, including but not limited to cleaning the dryer lint filter and maintaining clean dryer exhaust lines.

Lessee(s) will always place their trash in the proper trash receptacles. All trash items MUST be placed in the trash receptacles at all times, items for trash may not be left on or around the trash receptacles or premises at any time. Items that do not fit in the trash receptacles must be kept inside the living area of the apartment, house, or dwelling in a sanitary condition until garbage day when they may be placed to the curb. Lessee(s) accept full responsibility for determining the trash pick-up day(s) for their rental and will deliver to the curb all garbage cans or receptacles by 8pm EST the night prior to trash pick-up and return the cans or receptacles to their proper place on the premises by 8pm EST the day of trash pick-up. Lessee(s) will not allow trash or items to be placed or remain curbside for any reason other than on trash-day for pick-up.

Lessee(s) agree that they will not put, build, or allow yard ornaments which exceed 6-inches in height and width, playsets of any kind, or trampolines anywhere on the exterior of the property.

Prior to moving out, Lessee(s) agree that they will take the necessary steps to have their mail forwarded to their new address.

Lessee(s) agree to hold harmless PAR6 LLC / SLATE, D regarding the mail, packages or deliveries received at the property address after then Lessee(s) have moved out or vacated the property or the end of the lease term whichever comes first.

Lessee(s) agree that photographs or videos of the property, both interior and exterior, may be taken by the Lessor without notice to Lessee(s). Lessee(s) agree to give rights to any such photographs or videos to the sole possession of the Lessor without claim to them in any form. Lessee(s) agree to make available to the Lessor access to wi-fi signals and internet access available at the premises without cost or consideration of Lessor use.

### **13. PARKING**

Lessee(s) will park in the designated parking area for the address of their property only. Designated parking area is to provide parking space only to Lessee(s) noted in the lease agreement at 1 space per Lessee(s) for properly registered and insured vehicles owned by the Lessee(s) only. Vehicles parked in the designated area must not block, impede, or intrude upon the premises or other Lessee(s) in any way. Lessee(s) guests or visitors are responsible for finding legal parking on surrounding streets. Parking or driving in or on the yard areas or sidewalks of the premises is not allowed at any time. A \$50 charge, payable as added rent, will be assessed the Lessee(s) for each occurrence of their vehicle violating the parking policy.

Lessee(s) agree to abide by and follow any posted rules regarding parking, posted on the premises at any time. Lessee(s) vehicle must be kept in a state of good repair and operate without causing noise or disturbance in any way, at all times. Lessee(s) vehicle shall not leak, or leave on the premises, any fluids, or materials of any type at any time. Lessee(s) may not utilize the premises or parking areas for maintenance or repair of any vehicle or item at any time.

Lessor reserves the right to remove any unauthorized vehicle or vehicle in violation of the lease, from the premises; Lessee(s) agree to hold Lessor harmless in all circumstances related to vehicles on or relating to the property. Lessee(s) and or the vehicle owner is responsible for all costs of removal and storage of vehicles. Lessee(s) will not park in spaces marked as reserved or noted for "Visitor" parking. The spaces for parking are for tenants only and are not transferable in any way. Parking is available only when rent has been paid on time and in full. PARKING IS A PRIVILEGE, NOT A RIGHT.

### **14. DISPLAY OF SIGNS**

During any time under the term of this lease agreement, Lessor or Lessor's agent may display "For Sale", "For Rent", "Vacancy" or any other signs of any nature, on or about the premises. Lessor may enter the premises to show them to prospective purchasers or tenants with proper advance notice provided to the Lessee(s). Lessee(s) will not prevent access to the premises, in any way, when showings, inspections or necessary access is being made to the property.

Lessee(s) agrees not to display signs of any kind on or about the premises.

As necessary, from time to time, signs will be posted about the premises with direction that may be temporary or permanent changes to the House Rules; Lessee(s) agree to always abide by these signs and notices once posted and thereafter. Notices to Lessee(s) will be posted in the entryway of the property or apartment or delivered via email, text, or US mail at the Lessor's discretion.

### **15. ABANDONMENT**

Lessor is entitled to presume that Lessee(s) have abandoned the premises if Lessee(s) remove the majority or substantially all of Lessee(s) furnishings from the premises, if the premises are unoccupied for a period of greater than 7 days without notice to Lessor, or if it would otherwise be reasonable for Lessor to presume under the circumstances that the Lessee(s) have abandoned the premises. All Lessee(s) property is considered abandoned if left on the premises after abandonment is determined, upon breach, or after the end of the lease agreement term. Lessor may dispose of any of Lessee(s) personal property as Lessor deems



appropriate, without liability to Lessee(s). Lessee(s) will forfeit their entire security deposit in the event Notice to Vacate is not properly and timely delivered to Lessor and/or the property is deemed abandoned.

## 16. SECURITY

Locks or locking devices may not be added or changed except by the Lessor. Lessee(s) agree in advance that any locks or locking devices added without the Lessors express written permission will be immediately removed at the Lessee(s) expense and without prior notice. Lessor is not responsible for personal items on the property or in the premises, common areas, or storage areas, which are lost, stolen, or damaged for any reason. Lessor requires that all tenants obtain renter's insurance for the entire term of the lease. Lessee(s) of single-family homes are required to obtain insurance coverage equal to that of homeowner's coverage during the entire term of their lease. Lessee(s) agree to assist in maintaining the security of the premises by keeping doors closed and always locked and agree that they will not prop or leave doors open for any purpose at any time. All windows in an apartment or house must be completely closed when the Lessee(s) is not present on the property. Lessee(s) agree to coordinate, pay for, and use installed security systems on the property if available. Security systems may not be added to the property without prior written consent from the Lessor.

A lockout fee of \$50 Dollars will be charged if Lessor is required to provide entrance to the premises for the Lessee(s) in any way. If the Lessor is not available, a professional locksmith must be called at Lessee(s) expense, only to assist in entry to the premises, said locksmith may not change the locks or install new locks of any kind.

Lessee(s) are not allowed at any time to forcibly enter the premises; entry and exit must be made through the doors only and with use of the existing locks and hardware only. Lessee(s) are responsible for all damages caused by forcible entry or exit attempted or made not through a door and will be assessed a \$200 charge, payable as added rent, along with costs of repair. Storage units, garages, parking areas and basements are a privilege and are not included in the lease agreement but may be used at the Lessee(s) own risk. Lessee(s) may secure a designated storage unit with lock and key but must make the storage area available and accessible to Lessor within 24-hours upon request by Lessor.

Lessee(s) agree not to make copies of the keys for the unit or premises at any time. Lessee(s) agree not to distribute keys for the unit or premises to any persons other than those stated on the lease agreement. Lessee(s) agree to a charge of \$250 if the locks may need to be changed, or any key provided by Lessor is not returned upon breach, end of lease term, abandonment or move-out of the premises. Lessee(s) are responsible for replacing the battery in their smoke alarm and all light bulbs in the unit and acknowledge that the smoke alarms and bulbs were installed and in good order upon move-in. Lessee(s) agree the fire extinguishers (if provided) and smoke detectors are in good working order. A fire extinguisher will be made available by and to the Lessee(s) at their expense and will be discharged only during a legitimate emergency. The smoke detector will not be tampered with unless a new battery is being installed. Lessee(s) acknowledge that there are not any carbon monoxide detectors provided by Lessor and may choose to install and utilize such detectors at their sole liability. Lessee(s) agrees to hold harmless the Lessor regarding carbon monoxide issues in, on or around the premises.

Cameras in place on or around any PAR6 LLC / SLATE, D property are for the primary purpose of providing secure recording of events which take place on or around the property. These recordings are available to PAR6 LLC / SLATE, D, and their agents only and may be shared only at their discretion. Lessee(s) agree that all recordings are the property of PAR6 LLC / SLATE, D and that they have no right or claim to them whatsoever, regardless of the purpose or their use.

## 17. INSURANCE

Lessee(s) acknowledges that Lessor will not provide insurance coverage for Lessee(s) or their property, nor shall Lessor be responsible for any loss or damage of Lessee(s) property, whether by theft, fire, acts of God, or otherwise. Lessor requires that all tenants obtain renter's insurance for the entire term of the lease. Lessee(s) of single-family homes are required to obtain insurance coverage equal to that of homeowner's coverage during the entire term of their lease. Lessor agrees to reimburse the Lessor immediately for any charges associated to the insurance of the property by the Lessor that result from negligence or abuse by the Lessee(s). Lessee(s) agree to hold harmless the Lessor for any damages of any kind. Lessee(s) are required to always maintain valid insurance during the term of the lease agreement and are required to present proof of such insurance within twenty-four (24) hours upon demand by the Lessor. Lessee(s) acknowledge that Lessor provides no flood, disaster or act of God insurance or coverage of any kind.

## 18. MISC. AGREEMENTS

Lessee(s) agree that the information provided and collected during the application and term of this agreement is accurate and true and that any false data provided or used in conjunction with this agreement does not free that person or entity from the rules and requirements within. Lessee(s) understand that their application data was collected by a third-party for purposes of review by PAR6 LLC / SLATE, D only; and agrees that the third-party is completely responsible for privacy and protection of the data along with any reporting requirements associated to it.

Lessor reserves the right to settle all disputes between all Lessee(s) of property owned by Lessor over lease enforcement or interpretation, noise, parking, and cleaning and use of all areas of the property. Lessee(s) agree to abide by Lessor decisions.



PAR6 LLC / SLATE, D PO Box 15695 Latonia, KY 41015 859-781-5367

Lessor will not be bound by any agreements or promises made between Lessor and Lessee(s) unless they are in writing and signed, electronically or physically, by all parties.

No failure of Lessor to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of partial payment be deemed a waiver of Lessor's right to the full amount thereof. Lessor reserves the right, at their sole discretion, to waive or defer any or all fees and charges or to make temporary exceptions to any condition of the lease agreement. Lessor in no way gives up their right to rescind any exception and demand full payment of all rents, charges, waivers, exceptions, and fees due, and strict compliance with all conditions and terms of the lease agreement. It is understood that Lessor reserves the right to change or rescind one or more of these rules or to make further rules as may from time to time be necessary for the safety, care and cleanliness of the premises and Lessee(s) agree to abide by these updated rules once posted on the premises or website at [www.par6llc.com](http://www.par6llc.com).

Should Lessee(s) choose to write review related to PAR6 LLC / SLATE, D, properties owned by PAR6 LLC or SLATE, D or their rental experience, in physical form or electronically on any media platform, they agree, at the sole discretion of PAR6 LLC / SLATE, D, to remove or edit the review as the Lessor sees fit. Lessee(s) relinquish all rights to any content associated with a review related to but not limited to PAR6 LLC / SLATE, D, properties owned by PAR6 LLC or SLATE, D or their rental experience, and will agree to cease and desist further reviews as directed by the Lessor. Lessee(s) agree to pay all costs necessary for removal of reviews as directed by the Lessor.

**ATTORNEY'S and AGENT FEES:** In any legal action to enforce the terms hereof or relating to the premises, regardless of the outcome, the Lessee(s) agree to indemnify the Lessor for all costs incurred in connection with such action, including a reasonable attorney's fee and a minimum \$50 per hour agent fee for all time associated to enforcement, preparation, or possible testimony. Lessee(s) acknowledges all attorney's and agent's fees shall be classified and billed to Lessee(s) as added rent.

**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 taken care of properly. Lead exposure is especially harmful to children and pregnant women. Lessee(s) have been provided the Lead Disclosure Pamphlet from the EPA upon signing of the lease agreement and a copy is available at [www.par6llc.com](http://www.par6llc.com).

**Radon Gas Disclosure:**

Radon Gas is a naturally occurring radioactive gas that, when it has accumulated in a house or building in significant quantities, may present health risks to persons exposed to it over time.

**VIOLATIONS OF ANY TERM WILL BE CONSIDERED BREACH OF LEASE AGREEMENT BY LESSEE(S) AND WILL BE CAUSE FOR EVICTION.**

**LESSEE(S) ARE ALL OF LEGAL AGE TO ENTER INTO AND BE BOUND BY THE TERMS OF THE LEASE AGREEMENT AND PAR6 LLC / SLATE, D HOUSE RULES**

**LESSEE(S) AGREE THAT THERE HAVE BEEN NO OTHER AGREEMENTS, VERBAL OR OTHERWISE MADE BETWEEN LESSOR AND LESSEE.**

**LESSEE(S) ACCEPT THE COMPLETE RESPONSIBILITY FOR REVIEW OF ANY UPDATES TO THE PAR6 LLC / SLATE, D HOUSE RULES, REGARDLESS OF NOTICE, AS A CURRENT COPY WILL BE PUBLISHED AND AVAILABLE AT ALL TIMES ON [WWW.PAR6LLC.COM](http://WWW.PAR6LLC.COM).**

**LESSEE(S) HAVE READ AND FULLY UNDERSTAND THE POLICIES, PROCEDURES AND AGREEMENTS SET FORTH IN THIS HOUSE RULES DOCUMENT AND COVERED IN THE LEASE AGREEMENT AND ACKNOWLEDGE SUCH AGREEMENT BY THEIR SIGNATURE(S) ON THE LEASE AGREEMENT.**

Lessee(s) agrees in full that if any part of these rules is deemed unenforceable according to local, state, or federal laws, the remaining terms of the house rules and this agreement will remain in full effect.