

Property Two 9, LLC Residential Lease Agreement

THIS MONTH-TO-MONTH RENTAL AGREEMENT hereinafter known as the "Agreement" is made and entered into this ____ day of _____, 20____, by and between Property Two 9, LLC as an agent for the Owner, Property 29:11, LLC with a mailing address 641 W 4th St. , in the City of Williamsport, Commonwealth of Pennsylvania (referred to as "Landlord") and the Tenant(s) known as _____, _____, _____, referred to as the "Tenant(s)", and their Occupants; _____, _____, _____ for and in consideration of the obligations contained in this Agreement and other good and valuable consideration, the parties agree as follows:

PROPERTY. Landlord owns property located at _____, City of **Williamsport, 17701** Commonwealth of Pennsylvania (hereinafter referred to as the "Property"). Landlord desires to lease the Property to Tenant upon the terms and conditions of this Agreement. Tenant desires to lease the Property from Landlord upon the terms and conditions of this Agreement.

TERM. The Agreement will start on _____ and will continue on a month-to-month basis, renewing automatically on the 1st of every month. If either Landlord or Tenant desire to terminate automatic renewal of this Agreement, the terminating party must give the other party written 30 days' notice of non-renewal. The lease would then terminate at midnight on the last day of the month, which includes the 30th day. If the Tenant vacates the Property without providing Landlord with a written 30 days' notice, Tenant shall forfeit their full security deposit.

PAYMENTS. Tenant agrees to pay to Landlord as rent for the Property the amount of _____ dollars each month for a total monthly rent of _____, payable in advance and without demand on the 1st day of each month. Rent may be paid to the office located at **641 W 4th St, Williamsport, Pa 17701** or on the online portal. Rent may also be deducted from your account with written documentation from the Tenant to the Landlord. If the Term does not start on the 1st day of the, the first month's rent will be prorated accordingly.

MOVE-IN COSTS. AMOUNT CHARGE DESCRIPTION

| | | |
|---------------------------------|-----------------|----------------------------------|
| First Month Rent: | \$ _____ | One-time payment |
| Rent Cost: | \$ _____ | Monthly |
| Last Month Rent (if applicable) | \$ _____ | One-time payment |
| Pet Rent (if applicable) | \$ _____ | Monthly |
| Security Deposit | \$ _____ | Refundable deposit per agreement |
| Utility Deposit | \$ _____ | One-Time payment |
| Pet Deposit | \$ _____ | Non-refundable Deposit |
| Additional Fees (if applicable) | \$ _____ | One-time or Monthly |
| Total Move-in Amount Due | \$ _____ | |
| Total Monthly Cost Due | \$ _____ | |

SECURITY DEPOSIT. At the signing of this Agreement, Tenant shall deposit with Landlord, in trust, a security deposit of \$_____ as security for the performance by Tenant of the terms under this Agreement and for any damages caused by Tenant, Tenant's family, and visitors to the Property during the term of this Agreement. The Landlord may use part or all of the security deposit to repair any damage to the Property caused by Tenant, Tenant's family, and visitors to the Property. However, the Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant shall not use or apply any such security deposit at any time in lieu of payment of rent. The Landlord will provide an accounting of the security deposit, and return any amounts owed by to Tenant, as required by the Landlord Tenant Act. The Tenant must provide a forwarding address in writing before Landlord has any obligation to account for or return the security deposit. To be eligible for return of the security deposit after vacating the Leased Unit, Tenant must Comply with all elements of the **Security Deposit Refund Addendum.**

WATER/SEWER DEPOSIT. A \$250.00 refundable deposit is required when the Tenant is responsible for the water and sewer; to cover any additional costs incurred once the final bill is completed.

LATE CHARGES. The rent is due on the 1st of each month. If any or all of the rent is not received by the 5th of the month, a fee of thirty (\$30.00) dollars be charged on the 6th as a late fee.

INSUFFICIENT FUNDS. Tenant agrees to pay the charge of \$30 for each check given by Tenant to Landlord that is returned to Landlord for a lack of sufficient funds. If this occurs twice in a calendar year the resident must make all future payments by certified funds.

RENTAL INCREASE. After the initial 30-day period of the lease the month rent may be increased by the Landlord upon giving a 30-days' written notice to the Tenant.

NO WAIVER BY LANDLORD. The Landlord shall have the right to require strict compliance with the terms, agreements, and conditions of the Lease without having always insisted upon strict compliance as during the Lease.

USE OF PROPERTY. Tenants shall only use the Property as a residence. The Property shall not be used to carry on any type of business or trade without the prior written consent of the Landlord. The Tenant will comply with all laws, rules, ordinances, statutes, and orders regarding the use of the Property.

OCCUPANTS. Tenant agrees that no one other than those listed on Page 1 of this agreement may reside on the property without the prior written consent of the Landlord. Any guest staying longer than 10 nights in 30 days will need to apply to be on the lease.

CONDITION. The Tenant has inspected the property, the fixtures, the grounds, building, and improvements and acknowledges that the Property is in good and acceptable condition and are

habitable. If at any time during the term of this Agreement, in Tenant's opinion, the conditions change, Tenant shall promptly provide reasonable notice to Landlord in writing.

TENANT'S CARE OF THE PREMISES. Tenant and their guests will:

1. Always keep the Premises clean and safe.
2. Dispose of all trash and garbage into appropriate trash bins in a timely manner.
3. Ensure that the apartment is free of clutter and there is a clear path to entrances and exits.
4. Use of care when using any of the electrical, plumbing, heating, or other facilities or appliances on the Property.
5. Notify the Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
6. Using the toilets for human waste and toilet paper as intended. If there are any clogs or damage resulting from misuse will result in a \$50 fee being added to your Tenant ledger.
7. Tenants are responsible for providing lightbulbs, plungers, window screens, blinds, and window plastic.
8. Tenants are not to smoke or vape inside any Property Two 9 Premises,
9. Tenants with private entrances are responsible for any winter maintenance required, such as snow removal or spreading of salt.

EARLY TERMINATION. Tenant shall be responsible for the rent for the entire Term of the lease, even if the Tenant moves out early with or without the permission of the Landlord. If the Tenant terminates the Lease without a written 30 days' notice rent and security will not be returned, in order to compensate Landlord for the period of the Term for which Tenant failed to provide the requisite notice.

MOVING TO ANOTHER LANDLORD OWNED PREMESIS

In order for a tenant to be eligible to move to another premises owned by the Landlord they must complete the following:

- (a) Tenant must have resided in current apartment for at least 12 months and have had no late payments, late fees, or lease violations;
- (b) Tenant must have a passing inspection of current residence;
- (c) Tenant must pay the \$150.00 moving fee to cover administrative and maintenance costs;
- (d) Tenant will pay the increase in Security Deposit if applicable,
- (e) If the tenant is moving into an apartment where they will be responsible for utilities, they must have proof that utilities are in their name before moving;
- (f) Current apartment must be cleaned to business standards and a rate sheet and instructions will be given to make sure tenant is aware of what they will be responsible for if they do not comply;
- (g) If current tenant moves to new apartment and old apartment is not to business standards, the resident will be responsible for all costs incurred, including lost rent, and not be eligible to move again;
- (h) Tenant will be responsible for the rent for both apartments until the Tenant has moved completely, the key is returned, and the old apartment is inspected.

MOVE-OUT. When the Tenant informs the Landlord of their intent to Move-out the Landlord will give the Tenant a Move-out information sheet that contains: a move-out cleaning checklist and a Rate sheet for damages.

FURNISHINGS/APPLIANCES. The Premises: (check one)

-Are furnished with the following items: _____,
_____, _____,
_____, _____,
_____.

-The Premises are not provided any furnishings or appliances.

ASSIGNMENT. Tenant shall not assign or sublease this Agreement or any part of this Agreement. Any sublease arrangements may only be made with the prior written consent of the Landlord. Any assignment or sublease without the Landlord's written prior consent shall, at Landlord's option, terminate this Agreement.

RIGHT OF ENTRY. Tenant agrees to make the Property available to Landlord or Landlord's agents for the purposes of inspection, making repairs or improvements, or to supply agreed services or show the property to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord shall give Tenant 24 hours' notice of intent to enter. Tenant shall not, without Landlord's prior written consent, add, alter or re-key any locks to the Property. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenant further agrees to notify Landlord in writing if Tenant installs any burglar alarm system, including instructions on how to disarm it in case of emergency entry.

KEYS. The Landlord will furnish key(s) to the Tenant(s) that must be returned upon move-out. If key(s) are not returned or are lost there is a \$200 rekeying fee that will be applied as additional rent. There will be a **\$20 fee** for lockouts that occur before 5pm and **\$100** for any time after 5pm and anytime on weekends. **Key(s) Given:** _____

ALTERATIONS AND IMPROVEMENTS. Tenant shall make no alterations to the building or improvements on the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed, or placed on the Property by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Property at the expiration or earlier termination of this Agreement.

POSSESSION. The Tenant shall have 30 days from the signing of the lease to take possession. After those 30 days if the Tenant has not taken possession, they forfeit all monies paid to the Landlord. In the event, the Landlord cannot deliver possession of the Property to Tenant upon the commencement of the Agreement Term, through no fault of Landlord, then Landlord shall have no liability, but the rental herein provided shall abate until possession is given. Landlord shall have 30 days from commencement of the Term in which to give possession and, if possession is tendered within such time, Tenant agrees to accept the Property and pay the rental herein provided from that date. In the event, possession cannot be delivered within such time, through no fault of Landlord, then this Agreement and all rights hereunder shall terminate.

HAZARDOUS MATERIALS. Tenant shall not keep on the Property any item of a dangerous, flammable or explosive nature that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any

responsible insurance company. Gun(s) must be registered to the Tenant and be securely stored.

UTILITIES. The Landlord shall provide the following utilities and services to the Tenant(s):

- Trash (Tenant Responsibility _____) (Owner Responsibility _____)
- Water & Sewer (Tenant Responsibility _____) (Owner Responsibility _____)
- Gas (Tenant Responsibility _____) (Owner Responsibility _____)
- Electric (Tenant Responsibility _____) (Owner Responsibility _____)

Any other utilities or services not mentioned will be the responsibility of the Tenant(s). There is a **security deposit of \$250** that is required for Tenants that pay the water and sewer utility for their apartment. The utilities must be kept on until the last day of the lease even if you leave early with or without permission of the Landlord. If the utilities are shut off early a fee of \$25.00 a day will be added to your ledger. If Water and Sewer are going to be the responsibility of the Tenant, then the Williamsport Municipal Water Authority will send the water/sewer statements to the Owner(s) for payment who will then forward the original statement and invoice to the tenant so the tenant can send payment to the Landlord/Owner by the 15th of the month. Failure to make payments by the date requested will result in a material breach of the Lease. **Tenants are not permitted to have portable washing machines or dishwashers without Management approval, nor are they permitted to charge electric bikes.** There will be an additional utility fee for having these items. **The charging of electric cars is not permitted.**

MAINTENANCE, REPAIR, AND RULES. Tenant will, at Tenant's sole expense, keep and maintain the Property in a good, clean and sanitary condition and repair during the term of this Agreement and any renewal thereof. Tenant shall be responsible to make all repairs to the Property, fixtures, appliances, and equipment therein that may have been damaged by Tenant's misuse, waste or neglect, or that of the Tenant's family or visitors. Tenant agrees that no painting will be done on or about the Property without the prior written consent of Landlord. Tenant shall promptly notify Landlord of any damage, defect or destruction of the Property or in the event of the failure of any of the appliances or equipment. The Landlord will use their best efforts to repair or replace any such damaged or defective areas, appliances or equipment.

RULES AND REGULATIONS.

- (A) Rules and Regulations for use of this property and its common areas are attached.
- (B) Any violation of the Rules and Regulations is a violation of this Lease.
- (C) Landlord may create or modify the Rules and Regulations by giving a written 30 days' notice to the Tenant.
- (D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.
- (E) The tenant is responsible for: blinds, window screens, window plastic, batteries, and plungers.

PETS. Tenant shall not keep any pets on the Property without the prior written consent of the Landlord. If Landlord grants permission to Tenant to keep pets, an additional non-refundable deposit of \$150 per pet will be required by the Landlord to keep for potential damage to the Property caused by Tenant's pets. There will also be an additional rental fee of \$30 per pet per month added to the Tenant's ledger. Tenant(s) also needs to complete Pet Addendum and prove the office with all Veterinary documentation and state/local licenses.

QUIET ENJOYMENT. Upon payment of all amounts due in this Agreement and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, Tenant shall and may peacefully and quietly have, hold, and enjoy said Property for the term hereof. Quiet hours are from 10pm-7am.

INDEMNIFICATION. Landlord shall not be liable for any injury to the Tenant, Tenant's family, guests, or employees or to any person entering the property and shall not be liable for any damage to the building in which the Property is located or to goods or equipment, or to the structure or equipment of the structure in which the Property is located, and Tenant hereby agrees to indemnify, defend, and hold Landlord harmless from any and all claims or assertions of every kind and nature including acts of omission.

INSURANCE. Landlord does not maintain insurance to cover Tenant's personal property or personal injury. Landlord is not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lighting, wind, explosions, earthquakes, interruption of utilities, theft, negligence of other residents, occupants, or invited/uninvited guest or vandalism unless otherwise required by law. Tenant acknowledges that no portion of the rent paid by Tenant under the Agreement will be applied to the Landlord's structural insurance and that you are no way co-insured under any such policy. While Landlord has security cameras, they are not a guarantee of any service or protection. Tenants are urged to get their own insurance for losses to personal property or injuries due to theft, fire, water damage, pipe leaks, and the like.

If Tenant owns a pet, Tenant is required to have rental insurance which includes liability coverage related to the pet.

ABANDONMENT OF PERSONAL PROPERTY.

(A) When the Term, or any renewal term ends, the Tenant must remove all of the Tenant's personal property from the Property. Any of the Tenant's remaining personal property may be considered abandoned if any of the following apply:

1. Tenant has vacated the Property after termination of the Lease;
2. An eviction order or order of possession has been entered in favor of the Landlord, and Tenant has vacated the Property and removed almost all of Tenant's personal property;
3. An eviction order or order of possession has been entered in favor of the Landlord;
4. Tenant has vacated the Property, removed almost all of Tenant's personal property and provided Landlord with written notice of a forwarding address; OR
5. Tenant has vacated the Property without showing an intent to return, Rent is more than 15 days past due and Landlord has posted notice regarding Tenant's right to Tenant's property.

(B) Before Landlord may remove or dispose of Tenant's personal property, Landlord must provide written notice to Tenant. Tenant will have 10 days from the date of the notice was postmarked to:

1. Retrieve Tenant's personal property, OR
2. Request that Tenant's personal property be stored for up to 30 days. If Tenant requests that Tenant's personal property be stored by Landlord, Tenant understands

and agrees that storage will be provided at a location chosen by Landlord, and that Tenant will be responsible for storage costs.

ATTORNEY'S FEES. Should it become necessary for Landlord to employ an attorney to enforce this Agreement, including but not limited to the collection of rentals or gaining possession of the Property, Tenant agrees to pay all expenses so incurred by Landlord, including a reasonable attorneys' fee.

COMPLIANCE WITH THE LAW. The Tenant(s) agrees to comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials with respect to the Property.

SEVERABILITY. If any provision of this Agreement is determined invalid or unenforceable, the remainder of this Agreement shall be enforced to the maximum extent permitted by law.

REPORT TO CREDIT/TENANT AGENCIES. You are hereby notified that nonpayment, late payment or breach of any terms of this Lease may be submitted/reported to a credit and/or tenant reporting agency and may create a negative credit record on your credit report.

BINDING EFFECT. This Agreement shall be binding on the heirs, legal representatives, and permitted assigns of the parties.

MODIFICATION. This Agreement cannot be modified, changed, altered, or amended in any way except through a written amendment signed by both Landlord and Tenant.

NOTICE. Any notice under this Agreement or under state law shall be delivered to Tenant at the Property address, and to Landlord at the following address: **619 W 4th St. Williamsport, Pa 17701**

DISCLOSURE OF RIGHTS. If someone requests information on you or your rental history for law-enforcement or government purposes, we may provide it without notice to you.

PARKING. All vehicles (including anything motorized) need to be registered with the office and be in compliance with all state and local laws including having a valid inspection sticker. Any vehicle not registered or inspected is subject to towing. The office should be made aware of any disabled vehicles and said vehicle should be fixed or removed within 7 days. Tenants agree not to park their neighbors in or they will be subject to being towed.

ADDITIONAL TERMS AND CONDITIONS.

-If you live in a unit where electric is included and you utilize an air conditioner and/or a heater, you will be charged a **\$25 per month** utility fee during May through September for having an air conditioner and **\$25 per month** during October through April for space heaters.

LANDLORD REMEDIES UPON TENANT DEFAULT: GENERAL STATEMENT.

In the event that the Tenant (1) fails to make any payments as required above or (2) violates the Lease or Rules and Regulations, the Landlord's remedies may include any or all of the following, at Landlord's option:

1. Taking possession of the premises by going to court to evict Tenant.
2. Filing suit against Tenant for Rent, damages, additional rent, and for Rent and Additional Rent for the rest of the term or any Renewal Period. If Landlord wins (gets a money judgement against Tenant), Landlord may use the court process to garnish Tenant's wages and take Tenant's personal assets, such as good, services, furniture, motor vehicles and money in bank accounts.
3. Keeping Tenant's security deposit to be applied against any unpaid Rent or damages or both.
4. Tenant paying for Landlord's reasonable attorney fees and costs if awarded by a court.

NOTICE TO QUIT. Tenant hereby waives the Notice to Quit (eviction notice) requirements of the Pennsylvania Landlord and Tenant Act of 1951 as amended, 68 P.S. 250.101. et. Seq., and any other applicable law. The Lease shall itself constitute sufficient notice to quit the Premises without Landlord providing Tenant any additional notice.

ASSIGNMENT BY LANDLORD.

Landlord is permitted to assign this Lease without permission or notice to Tenant. Specifically, Landlord is in the process of reorganizing its corporate structure/ownership and expects that it will assign this Lease to a Property Two 9, LLC or a similar entity.

ENTIRE AGREEMENT. This constitutes the entire Agreement between the Parties. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the dates signed below. Counterparts and electronic signatures shall be considered originals.

LANDLORD OR LANDLORD'S AGENT: Jacqueline Stanis

Print Name: Jacqueline Stanis

DATE: _____

TENANT: _____

Print Name: _____

DATE: _____

TENANT: _____

Print Name: _____

DATE: _____

TENANT _____

Print Name: _____

DATE: _____

REQUIRED LEASE DISCLOSURES & ADDENDUMS IN PENNSYLVANIA

The following disclosures or addendums are either required for some or all residential lease agreements in Pennsylvania.

- 1. Lead Based Paint Disclosure - for rental units built prior to 1978.**
- 2. Rules and Regulations – for all Tenants, guests, and occupants.**
- 3. Drug-Free Housing Addendum**
- 4. Security Deposit Refund Addendum**
- 5. Rent Collection Policy and Procedure**
- 6. Move-in/move-out Inspection Form**
- 7. Pet Policy**

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS LEAD WARNING STATEMENT

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

Lessor's Disclosure

1. Presence of lead-based pain and/or lead-based paint hazards (check (i) or (ii) below):
 - i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - ii) JS Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
2. Records and reports available to the lessor (check (i) or (ii) below).
 - i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based pain and/or lead-based paint hazards in the housing (list documents below).

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

Lessee's Acknowledgement (initial)

1. _____ Lessee has received copies of all information listed above
2. _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home

Agent's Acknowledgement (initial)

1. _____ 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.

| | |
|-------------------|--------|
| Jacqueline Stanis | |
| Lessor | Lessor |
| Date | Date |
| Lesse | Lesse |
| Date | Date |
| Agent | Agent |
| Date | Date |

Property Two 9, LLC Rules and Regulations

- No Tenant is allowed to disrupt business operations, threaten, yell, harass any of our employees, agents or vendors of Property Two 9, LLC or any assignments or entities of Property Two 9, LLC.
- No smoking or vaping in or on any property owned by Property Two 9 or its subsidiaries.
- No Vandalism. The tenant shall not, nor permit any other person to destroy, damage, deface, impair or remove any part of the premises.
- No Disorderly Conduct. Tenant agrees that if the Police respond to your Premises for any nuisance calls, disruptive conduct by the Tenant or guests of the Tenant, is a violation of this Lease.
- Smoke Detector/Fire Extinguisher. We will furnish smoke detectors along with batteries and a fire extinguisher upon the initial move in. After that you must pay for and replace the batteries as needed. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke detector malfunctions to us including those in common areas and stairwells. Neither you nor others may disable the smoke detectors. If you disable or damage the smoke detector or fail to replace a dead battery or report known smoke detector malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water. Fire extinguishers are updated every year by a fire safety professional.
- Pests. Residents are responsible for keeping the home clean and neat, if any pests are found in the apartment or have spread to any other location due to negligence on the resident's behalf, the apartment and subsequent area(s) will be treated by the office at the resident's expense.
- **Do not** leave items in the common areas.
- Air Conditioners and heaters. All air conditioners must be energy star rated and properly installed. If you need help installing or have questions about what kinds to get, please contact the office. The heater must be electric only and approved before use. Repeated tripped breakers will be grounds for lease violations.
- Garbage. All trash needs to be placed in the proper receptacles. If the cans/bins are full, please contact the office. Do Not place trash on the ground. Tenants are prohibited from leaving large appliances or furniture in the garbage area or on the street. Tenants are responsible for hauling large items and furniture to the dump. Tenants will be charged for any trash that is larger than normal day-to-day trash. Tenants shall also ensure that paper and cigarette butts are placed in the proper receptables that litter is not created.
- Speed limit. Tenants should maintain a safe speed throughout parking lots.
- Fire Escapes. Fire escapes are only to be used in the case of an emergency. They should not be used as an entry point to your apartment, and nothing should be kept or placed on the fire escapes. A violation of this will result in a material breach of the lease.
- Children. We want to ensure that your children are safe and in doing so we require that no child under the age of 6 be left outside unsupervised. That no children aged 16 under be outside after dark without adult supervision. That all belongings are picked up and stored when finished playing with them.
- Planting. Nothing should be planted without being approved by management.
- Grills. Grills must be used at least 12 feet away from any structure.
- Govee's: Need to be left in the rooms they are placed and not be tampered with.

- Washer/Dyers. If you live in a unit where we provide washer/dyers, and your rent is not paid in full by the 5th of month your hook up will be disconnected.
- Hardwood Floors: In apartments with hardwood floors, any furniture needs to have felt pads under them.
- Swivel Chairs: Please have a plastic mat under the chairs.

TENANT

DATE

TENANT

DATE

TENANT

DATE

**LEASE ADDENDUM
DRUG-FREE HOUSING**

IN CONSIDERATION of the execution or renewal of the Lease of the dwelling unit identified in the Lease, Landlord and Tenant agree as follows:

1. Tenant, any member if tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related activity, on or near the premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, see, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
2. Tenant, any member of tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the premises.
3. Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity or possession of drug paraphernalia, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant or member of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near the premises or otherwise.
5. The tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in acts of violence or threats of violence, including but not limited to, the unlawful discharge of firearms, on or near the premises.
6. VIOLATIONS OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This Lease Addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

BY SIGNATURE BELOW, the tenant agrees to the terms and conditions contained in this Lease Addendum.

Jacqueline Stanis

LANDLORD OR LANDLORD'S AGENT

DATE

TENANT

DATE

TENANT

DATE

TENANT

DATE

SECURITY DEPOSIT REFUND PROCEDURE

This addendum to the Lease Agreement is effective as of the date executed between landlord and Tenant and constitutes Attachment #4 to the Lease.

The following are the requirements that must be met if you are to receive a refund (full or partial) of your security deposit.

Deposit Paid: \$ _____

Date: _____

1. A written thirty (30) day Notice to Vacate must be provided to the Landlord.

2. All rents and/or charges must be paid in full.
3. All keys must be returned to the Landlord. Rent will be charged until all keys are returned or unit returned to Landlord through the Courts.
4. Your apartment must be left in a clean condition as you received it. You must clean the stove, exhaust range hood, refrigerator, and all other appliances, bathroom fixtures, cabinets and remove all trash and personal items. You will receive a checklist to ensure the apartment is cleaned to our standards.
5. You will be charged for damage beyond normal wear and tear to the apartment. "Normal wear and tear", means deterioration that occurs without negligence, carelessness, accident or misuse. This includes missing items such as: light bulbs, drip pans, doorknobs, etc.
6. A forwarding address must be given at the time of move out. Failure to supply Landlord with a forwarding address at the time of move out may result in your security deposit not being sent in a timely manner.
7. In the case of eviction, you will automatically forfeit your entire Security Deposit and will be billed for all necessary painting and cleaning damages beyond normal wear and tear, keys not returned, etc.

See Move-out Information and Checklist for Specific Instructions

A forwarding address must be given at the time of move-out. Failure to supply Landlord with a forwarding address at the time of move-out may result in your security deposit not being sent in a timely manner. The 30-day period listed below does not begin running until you provide a forwarding address. You may request a walk-through of the apartment with the Management. You have the right to dispute any charges made against your Security Deposit within thirty (30) days of receipt of those charges. If charges exceed the amount of your security Deposit, you will be billed for those charges; and Landlord will send your file to a collection agency and the Credit Bureau if account is not paid in full within the required timeframe stated in said notice of outstanding charges.

Jacqueline Stanis _____

LANDLORD OR LANDLORD'S AGENT

DATE

TENANT

DATE

TENANT

DATE

TENANT

DATE

RENT COLLECTION POLICY AND PROCEDURE

ALL RENT PAYMENTS ARE TO BE MADE PAYABLE TO:

Property Two 9, LLC

DELIVERED BY MAIL TO:

Property Two 9

641 W 4th St.

Williamsport, Pa 17701

PAID ELECTRONICALLY:

Tenant shall provide Landlord with e-mail address and will receive instructions on how to access the Tenant portal and pay your Monthly Rent through an online electronic transfer.

RENT IS DUE ON OR BEFORE THE FIRST DAY OF EACH MONTH. **ALL RENT PAYMENTS MUST BE PAID IN FULL.** RENT IS CONSIDERED LATE ON THE 6TH DAY OF EACH MONTH. ANY TENANT WHO HAS RENT REMIANING DUE AFTER THE FIFTH OF THE MONTH WILL PAY A LATE CHARGE OF \$30.

IF THE TENANT IS UNABLE TO PAY THE RENT BY THE FIRST OF THE MONTH PLEASE E-MAIL OR CALL AS SOON AS YOU KNOW TO EXPLAIN WHY YOUR RENT IS LATE SO A PAYMENT PLAN CAN BE IMPLEMENTED.

PHONE: 570-980-3024

EMAIL: jsmith@propertytwo9.com

CONTACT: Jessica Smith, Property Manager

Pet Addendum

This agreement is made between, **Property Two 9, LLC** hereinafter referred to as (landlord), and [name of each Tenant who signed original rental agreement],

_____, _____, _____
Tenant, hereinafter referred to as Tenant, and is effective upon the date the last signature below is affixed. Tenant(s) will/currently occupies [full address of rental unit]

Apt. No.: _____ City/State: **Williamsport, Pa 17701**

1. ALLOWANCE OF PET(S):

- Management agrees that the Pet(s) described in **Paragraph 8** may be permitted on the property.
- No more than 2 pets are allowed.
- Pet(s) must be spayed or neutered and up to date with all vaccines and have paperwork from the Veterinarian.
- Maximum weight is not to exceed 50 pounds per animal.

- Service and support animals are not pets.
- All Rules and Regulations of the Pet Policy must be adhered to.
- If the described pet is a bird, rodent or reptile, they are not permitted outside of their cage. If the pet is described as a fish or group of fish, the container or aquarium cannot exceed 5 gallons.

2. LOCATION OF PET(S):

- Pet(s) will be kept inside the property at all times, except when on a lease or otherwise restrained by and under the control of the Tenant.
- Pet(s) may not be tethered when outside of the Tenant's dwelling.

3. TENANT'S DUTIES:

- Tenants will clean up after the pet(s) in any area of the Property, including common areas.
- Tenants will dispose of pet droppings properly and immediately.
- Tenants will not leave food and water for the pet(s), or any other animal outside of the dwelling.
- Tenant will place a mat underneath pet's food and litter.
- The Tenant will provide the Office with a photo of the pet(s) and pet(s) need to have an ID tag.
- The Tenant will keep pet(s) from causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Management.
- No offspring of pet(s) allowed.
- Tenant shall prevent the pet(s) from doing any damage to the rental unit, common areas or Property in general.

4. LOSS OR DAMAGE:

- Tenant is responsible for any loss or damage caused by the pet(s)
- Tenant agrees that Management bears no responsibility for any damages, injury, or nuisance caused by the pet(s).

5. REMOVAL OF PET(S):

- All other terms and conditions of the Lease will remain in full force and effect.
- If Management determines that the pet(s) is annoying, bothersome, or in any way a nuisance to others, Management will notify the Tenant in writing and Tenant will remove the pet(s) immediately from the Property.
 - Tenant's failure to remove the pet(s) from the Property is breach of the Lease, and Management will have all remedies as stated in the Lease.

6. ADDITIONAL FEES/CHARGES:

- The Tenant will pay **a \$150 non-refundable** pet deposit per pet in addition to other deposits required by the lease.
- The Tenant will pay **\$30 per pet** each month in addition to the rent.
- Any part of the Property or common areas fouled by the pet(s) will be professionally cleaned and treated immediately. This will include carpet cleaning, treatment of flea infestation, or any other treatment as deemed necessary by Management in order to return the Property to its original condition.
- The cost of the cleaning and /or treatment will be applied to the Tenant's rental account as an additional cost and must be paid by the tenant immediately upon demand by Management.

7. RENTAL INSURANCE:

- Tenants must have Rental Insurance, including liability, that covers the pet(s) and must give a copy of the policy to Management. The policy must name the Landlord as an additional insured. Tenants must maintain this insurance for the entirety of their lease including any renewals.

8. DESCRIPTION OF PET(S):

TOTAL NUMBER OF PETS: _____

1. Type of Pet Cat Dog Other
 Name of Pet _____
 Color _____
 Spayed/Neutered? Yes No

Breed _____
 Age _____ Weight _____
 License Number _____
 Declawed? Yes No

2. Type of Pet Cat Dog Other
 Name of Pet _____
 Color _____
 Spayed/Neutered? Yes No

Breed _____
 Age _____ Weight _____
 License Number _____
 Declawed? Yes No

Tenant's Signature: _____

Date: _____

Tenant's Signature: _____

Date: _____

Landlord's Signature: Jacqueline Stanis

Date: _____