

PVS Rentals HomesInTaylorville.com

PO Box 193 Taylorville, IL 62568-0193 217-820-0000 Phone/Text office@HomesInTaylorville.com

RESIDENTIAL LEASE AGREEMENT ("Lease")								
This Lease for a: <input type="checkbox"/> -Single Family House <input type="checkbox"/> -Apartment <input checked="" type="checkbox"/> -Duplex								
This Location Includes: <input checked="" type="checkbox"/> -BASIC Trash Service <input checked="" type="checkbox"/> -Lawn Care <input checked="" type="checkbox"/> -Snow Removal								
Pet Addendum: <input checked="" type="checkbox"/> -YES <input type="checkbox"/> -No								
Date of Lease (MM/DD/YY)	Term of Lease		Security Deposit	Pet Payment	Prorated Rent	Monthly Rent	Monthly Pet	Total Due Monthly
	Beginning (MM/DD/YY) (Start Date)	Ending (MM/DD/YY) (End Date)						
07/04/2022	08/01/2022	07/31/2023	\$950.00	\$250.00	\$0.00	\$950.00	\$25.00	\$975.00
Total Due at Lease Commencement \$2,175.00						Your Rent is Due on the 1st Day of the Month		
Lessee Name(s) (individually or together, "Lessee")		John Wayne Smith, Sally Smith						
Building Address		Your Address, Taylorville, IL 62568						
Legal Occupants Name(s) (include all occupants including Leases)		John Wayne Smith SAMPLE Suz Smith						
		Sally Smith SAMPLE Ter Smith						
		Bobby Smith						
					Item	Quantity	Lessee Initials	
					Stove	One		
					Refrigerator	One		
					Washer and Dryer	One Each		
					Window Coverings	Multiple		
					Microwave Oven	Over Stove		
					Dishwasher	One		
					Garbage Disposal	One		

This Lease Begins 12 Noon Local Time, and Expires 12 Noon Local Time on the Term of Lease Beginning and Ending Dates Listed Above

PRIOR TO Move In: Before anyone may move in, **you**, the Lessee, **must:**

- **Pay lessor all money due, including, but not limited to: security deposit, 1st Month's rent, any prorated rent.**
- **Provide lessor proof of "renter's insurance."**
- **Have all utilities (Electricity, Gas, if any, Water / Sewer and, if not provided by Lessor, Sanitation (Trash) in name of lessee**

During Move IN:

- **All Furniture placed on Carpet, Laminate Floor, Vinyl floor, Solid Wood Floor, Tile, or ANY other Flooring except bare concrete, Flooring MUST be protected Weight distributing floor protectors. No Casters, Table legs, bed frames, coffee tables, couches, TV stands or any other furniture directly on any floor.**

Within 48 Hours of Move In:

- Lessee will complete move in form, available at HomesInTaylorville.com website or mail, and return it to PVS Rentals / HomesInTaylorville.

RULES FOR USING, ENJOYING AND/OR POSSESSING THE LEASED PREMISES: The rules and regulations contained in this Lease are a part of this Lease, and a violation of any of the rules contained in this Lease can result in eviction procedures pursuant to this Lease. Lessee agrees to follow and observe these rules, as well as any future reasonable rules by Lessor for the necessary, proper and orderly care of the Leased Premises. All rules changes will be provided in writing by the Lessor.

- HOLES: NO HOLES are to be placed in the any Walls, Ceiling, OR Roofs (Interior or Exterior),** without the expressed **written** consent of the Lessor. This Includes installation of Cable TV, Internet, Telephone Service, Satellite, or for any other purpose. The Lessor (Landlord) is happy to assist with utility installation. Contact the Landlord **PRIOR** to Installation! You, The Lessee are responsible for proper installation of Cable TV, Internet, Satellite TV or Phone.
- PICTURE HANGING:** Please hang pictures and other wall hangings using 3M brand Command Strips. Instructions how to use are on our HomesInTaylorville.com website on resources page.
- MAINTAIN** your Premises in a clean, sanitary and safe condition.
- RENT PAYMENTS.** Please pay your Rent on Time. If you are unable to pay on time, please proactively contact us.
- NO BABY WIPES or PAPER Products, except toilet paper in any Toilet! NO Latex Products. "FLUSHABLE" Baby Wipes are PROHIBITED in all plumbing fixtures!**
- GROUND FIRES OF ANY KIND, FOR ANY REASON ARE PROHIBITED.** Burning leaves, trash, tree branches, grass clippings, or sticks, is PROHIBITED unless burned in an ABOVE GROUND Fire Pit, (NOT a fire ring on the ground). Lawns damaged by burning can be very expensive to remediate. Ground Fire rings are prohibited

Page 1 Lessee Initials: _____

- G. **OUTDOOR COOKING** must be done in a grill or barbecue, a minimum of 12 inches ABOVE THE GROUND Fires left unattended, regardless of length of time are prohibited. Don't dispose of Charcoal, or ashes on the ground.
- H. **PARKING** in Designated spaces only. All Vehicles must be legally licensed. NO parking on lawns.
- I. **TRASH SERVICE**, IF provided by Landlord, is for Basic Household trash. No Disposal of large or moving items. Please knock down all Amazon, Wal-Mart.com, and all other boxes.
- J. **APPROVED USE** Premises is an apartment, duplex or Single Family Home for one family, Noncommercial use only.
- K. **TRASH** Lessee shall regularly dispose all debris, garbage and other waste in a clean and sanitary manner from the Leased Premises. Trash removal, if supplied by Lessor only covers normal trash removal and does **not** include moving boxes, bulk items such as mattresses, sofas and other furniture. Cardboard boxes must be knocked down (flattened).
- L. **PETS / Animals** of any kind, Including pets of Visitors are Strictly PROHIBITED without a properly executed Pet Addendum
- M. **ELECTRONIC DEVICE** by State Law, must be Recycled.
- N. **USE** The Lessee shall properly use all furnishings, including but not limited to appliances, electrical, gas and plumbing fixtures. Cooking appliances must be used in kitchens only
- O. **OUTDOOR** Unless property includes lawn care, Lessee is responsible for maintaining all outdoor space included with property. This includes lawn mowing, trash, leaves, sticks & branches clean-up / removal.
- P. **PROPER SANITATION** Lessee shall not place in the Leased Premises or Building any furniture, plants, animals, or any other things which harbor insects, rodents, or other pests. Lessor will not be providing any pest control for the Premises at Lessor's sole discretion and in no event shall Lessor be liable for any damages cause by pests to the Premises.
- Q. **FIRE HAZARD** Lessee shall keep out of the Leased Premises and Building any materials which would cause or could cause a fire hazard or safety hazard and Lessee shall also comply with reasonable requirements of Lessor's fire insurance carrier.
- R. **DAMAGE / REMOVAL:** The Lessee shall not destroy, deface damage, impair, nor remove any part of the Leased Premises, or Building or anything associated (including, but not limited to, the Furnishings) or otherwise cause waste to be done to them. Lessee is the custodian of the Leased Premises during the term of this Lease or any extension or renewal thereof and shall be strictly liable for all physical damage to the Leased Premises, whether committed by Lessee, occupant, guest, invitee or stranger, including but not limited to damages resulting from fire, break-in or waste. Lessee shall at all times be under a continual duty to report any damage to the Leased Premises to Lessor immediately.
- S. **LOITERING:** The Lessee shall prevent any person in the Leased Premises with Lessee's permission from violating any of the Rules set forth in this paragraph or from violating any other portion of this Lease. The lessee, lessee's occupants, guests and invites may not loiter in any portion of the Building or grounds, including but not limited to, driveways, stairs, laundry rooms, hallways, parking lots, and in front of the buildings, if any. For purposes of this Paragraph, "loiter" means standing, sitting idly or remaining in any one place with no apparent purpose, whether or not the person is in a vehicle.
- T. **WINDOWS:**
- U. **COMMON AREAS** if any, (Hallways, stairs, Laundry area, landings, and walkways) keep clear. This Includes Trash, Shoes, Boots, Toys, Car Seats, or ANY OTHER Items. Anything left in common areas will be discarded at lessee's expense.
- V. **SMOKING, E-CIGARETTES, & VAPING** is **PROHIBITED** anyplace inside any building and within 15 feet of any building, except on lessee's private patio area, if any. Glass patio door must be closed during outside smoking.
- W. **NOISE:** The Lessee shall not make, cause or allow any noise, music, other sounds, disturbances or any other conduct at any time so as to disturb or annoy anyone in the Building, or neighborhood in the quiet enjoyment of their leased premises, Building, or neighborhood, or as to disturb Lessor in the management of the Leased Premises.
- X. **PLUMBING:** The Lessee shall use water closets (toilets), basins, other such plumbing fixtures, and stairs only for those purposes that they were designed for and no garbage or other improper articles shall be thrown into or onto them. The Lessee shall pay for any damage resulting from the misuse of such facilities and fixtures including unclogging sinks & toilets.
- Y. **GARBAGE DISPOSALS**, if provided, must be used correctly. Turn on COLD Water, Run the disposal until food is gone (usually 30 seconds is enough). Turn it off and let the water run for another 15 to 20 **seconds** to flush out the drain. A Jammed disposal is lessee's responsibility to correct.
- Z. **WATER Devices:** The Lessee shall not have or otherwise cause any water furniture (including waterbeds and aquariums) to be brought in or used in the Leased Premises without the written permission of the Lessor. No swimming pools of any kind, including inflatable, "wading" or "kiddies" pools are allowed at any time.
- AA. **ILLEGAL ACTIVITY:** The Lessee shall not perform, cause or allow any illegal drug or alcohol use in or on the Leased Premises, or Building. No legal alcohol use shall be allowed in the common areas or anywhere else in the Building other than within the Leased Premises. The Lessee, Lessee's family members, guests or invitees shall not engage in any conduct that shall be or that shall put the Leased Premises or Building in violation of any City, County, State or Federal law, statute, regulation or ordinance including but not limited to those pertaining to health, safety and criminal conduct.
- BB. **DEFECTS:** Lessee must notify Lessor of any defects or damages in the Leased Premises within 48 hours after Lessee takes possession thereof, or Lessee will be held responsible for any and all damages in said Leased Premises upon move out.

Additional Information

- 1. **RENT:** The Lessee shall pay Lessor (or Lessor's designated agent) as rent for the Leased Premises, the sum stated above in the box designated "Monthly Rent" on Page One (1) of this Lease until expiration or termination of this Lease, including any extensions or renewals thereof. All rents are due and payable on or before the first (1st) of each month. Monthly bills are not generated by Lessor and none are sent to Lessee. Rent for each month is to be payable to the order

of "PVS Rentals" and is to be mailed or otherwise delivered to the Lessor at PO Box 193, Taylorville, IL 62568-0193 or other address as Lessor may designate in writing. Rent payments received after the third (3rd) of the month must include a late fee of \$45.00 plus \$5.00 per day (a minimum of \$50.00) which shall be due and payable by Lessee as additional rent. If paying by mail, please allow at least FIVE DAYS for your payment to be received at our PO Box. All payments made by Lessee shall be first applied to past due rent, NSF fees, late fees, and damages before being applied to any current rent obligation.

2. **NSF CHECKS.** The issuance of any check by Lessee that is returned by Lessee's bank as not honored for payment for any reason shall incur an additional charge of \$35.00. A dishonored payment usually creates a late payment situation. Replacement rent payments received after the first (1st) of the month must include a late fee of \$45.00 plus \$5.00 per day (a minimum of \$50.00) in addition to the \$35.00 returned check fee. All past due rent, fees and charges created by such dishonored check shall be immediately due and payable in certified funds (e.g., cashier check or money order) as additional rent. In the event of any dishonored check of Lessee, future checks from Lessee may not be accepted as payment for future rent, in Lessor's sole discretion.
3. **UTILITIES:** Lessor provided Sanitation (trash) removal, if any, is ONLY for basic household waste. Payment of all utilities used by the Lessee while Lessee has possession of the Leased Premises is the sole responsibility of the Lessee (e.g., electric, gas, telephone, cable, etc.). The Lessee at a minimum must obtain and maintain during entire lease, electric service, water service, and (if applicable) gas service before taking possession of the Leased Premises and Lessee
4. **APPLICATION FOR LEASED PREMISES:** All application(s) (Individually, together or collectively, "Application") for this Lease and all information, representations and promises therein provided and/or otherwise made by Lessee or any occupant are incorporated into and made a part of this Lease by reference. Lessee certifies that all information and representations provided by Lessee in the Application is true and correct and Lessee agrees that in the event that any of the information and/or representations provided by Lessee (or occupant) in the Application are discovered to be untrue or incorrect at any time, this shall constitute a material breach of this Lease and shall constitute grounds for termination. This Lease supersedes any previous agreements between the parties and between the Lessee and any other party for the lease of the Leased Premises. In the event that Lessee does not comply with the provisions of this Section within fifteen (15) days of the Start Date of this Lease (or any other agreed date of possession), this Lease shall automatically terminate and Lessor shall return all prepaid rent/security. Notwithstanding the foregoing, however, the Lessor may deduct all damages from such prepaid rent/security before return of any balance.
5. **LESSEE HEREBY DECLARES** that Lessee has inspected the Leased Premises, the Building and all related areas and grounds and that the Lessee is satisfied with the physical condition thereof. The Lessee agrees that no representations, warranties (expressed or implied) or covenants with respect to the condition, maintenance or improvements of the Leased Premises or Building have been made to Lessee except those contained in this Lease or in any writing signed by Lessor. Notwithstanding the foregoing, the Lessee acknowledges that Lessee has inspected the Leased Premises and Building prior to taking possession of the Leased Premises and has found no evidence of mold and other conditions that pose a hazard or a risk to the Lessee's health or safety or property. The Lessee agrees that Lessor has no obligation or duty to Lessee or Lessee's occupants, guests, invitees or visitors to protect against exposure to mold. The Lessee acknowledges that mold and mildew is present almost everywhere in indoor and outdoor environments. (NYCDOH, January, 2002), that mold growth requires moisture, appropriate temperature and PH level and a nutrient source to grow and that controlling indoor moisture is the best way to prevent mold growth. Lessee shall be solely responsible to take reasonable measures to control the growth of mold within the Leased Premises during the term of this Lease, including but not limited to the controlling indoor moisture levels and maintaining sanitary housekeeping measures. Therefore, notwithstanding anything contained in the Lease to the contrary, Lessee agrees to use Lessee's best efforts to prevent any dangerous, unhealthy, or unsanitary conditions in the Leased Premises, such as excessive moisture, that could create an environment conducive to mold growth. In the event such conditions develop, Lessee agrees to remedy such conditions. Lessor is not responsible for the consequences of any Lessee conduct that leads to or exacerbates mold growth. Lessee shall indemnify and hold Lessor harmless from any such conduct of Lessee. In addition, the Lessee shall have the duty to periodically inspect the Leased Premises for any evidence of water intrusion, leaks, or mold conditions. The Lessee shall in writing immediately report any water intrusions, leaks, mold and other conditions that pose a hazard to the property or a risk to the Lessee's health or safety within 24 hours of discovery of any such evidence, regardless of what may have caused such problem. Failure to make a prompt written report of any such potential mold problem has prescribed in this Section constitutes a breach of this Lease and an unconditional waiver and release of any and all claims for any relief, including any alleged damages, whether accrued, contingent, inchoate or otherwise, suspected or unsuspected, raised affirmatively or by way of defense or offset, related to, occurring or arising from or out of the unreported conditions. Lessee waives right to jury trial for any dispute against Lessor relating to this Lease or the Leased Premises and in any event, Lessee agrees that Lessor's liability shall be limited to the amount of any applicable insurance maintained by Lessor if any. The Lessee acknowledges that there are one or more smoke detectors in the Leased Premises which are in good working condition and that may be combined with or a part of one or more carbon monoxide alarms The Lessee agrees to test the smoke detector(s) and carbon monoxide on a regular basis and if at any time the detector(s) is (are) found to be defective, notify the Lessor immediately. Smoke Alarm Batteries must be replaced annually by Lessee.
6. **LESSEE'S USE OF LEASED PREMISES:** The Leased Premises will be occupied only by the Lessee and those listed in this Lease, unless the Lessor gives written permission to allow others to also occupy the leased premises. Occupancy, possession or use by others other than listed in this Lease or without the written permission of the Lessor may result in the Lessee receiving an eviction notice pursuant to the Forcible Entry and Detainer Statute. A person will be deemed as "occupying" the Leased Premises with the Lessee if the person stays at the Leased Premises for three (3) or more consecutive days -or- stays a seven (7) days combined in any 12 month period. Lessor does not undertake the duty to provide (and has no such duty to provide) security services for the protection of Lessee's person or property in the Leased Premises or Building. The Lessee must look

solely to the public police for such protection. The Leased Premises has a lock, which Lessor does not warrant in any way. In the event any locks are broken, Lessee shall be responsible for the cost of replacement of the locks. Lessor will program Lessee provided lock code prior to possession at no charge. Lessee shall pay Lessor a \$35.00 fee for opening a locked door and reprogramming lock(s) with new codes, which shall be due and payable as additional rent at the time such services are rendered to Lessee. No additional locks, re-programming of existing locks or door fasteners shall be permitted.

7. **NOTICE TO VACATE:** Lessee agrees to provide a minimum of one complete calendar month notice to lessor prior to Moving Out. Full Calendar Month means the period which begins at midnight on the last day of the previous month and ends at midnight on the last day of the month under consideration. Lease expires at 12 noon local time.
8. **TERMINATION OF LEASE** Lessee shall return the Leased Premises to Lessor in a condition substantially to the condition the Leased Premises was in at the time Lessee first took possession, only reasonable wear and tear excepted. Lessee is to vacate property by 12 Noon Local Time. Carpeting will be professionally cleaned, with cost deducted from lessee's deposit. Lessee agrees to follow move out procedures, attached to this lease and available by mail or PVS Website, HomesInTaylorville.com. Lessee must provide Lessor a forwarding address for necessary correspondence. Any repair or maintenance which is not considered normal wear and tear will be charged to the Lessee based on parts cost and an hourly labor charge currently \$45.00 per hour, subject to change.
9. **SECURITY DEPOSIT:** The Lessee is to deposit with Lessor the Security Deposit in the amount set forth on Page One (1) of this Lease as security for the performance of each and every covenant and agreement to be performed by Lessee under the Lease. Failure to make such deposit is a ground for termination of this Lease regardless of whether Lessee has taken possession of the Leased Premises. Lessor shall have the right, but not the obligation, to apply the Security Deposit in whole or in part as payment of such amounts as are reasonably necessary to remedy Lessee's arrearage in past due rent and/or for damage or any other failure of Lessee's performance of the covenants or agreements contained in this Lease, at Lessor's option, in Lessor's sole discretion. The Lessee's liability shall not be limited to the amount of the Security Deposit if such liability exceeds the amount of the Security Deposit. When the Lease expires or terminates for any reason, and after full payment of all amounts due and owing are paid by the Lessee, including performance of all Lessee's covenants and agreements (including return of the Leased Premises to the Lessor as outlined in this Lease), the Security Deposit or any portion thereof remaining unapplied shall be returned to Lessee, at Lessor's sole discretion as provided by law.
10. **INDIVIDUALS** Lessor has the right to bar individuals from the property (i.e., Leased Premises, or Building). Lessee must inform Lessee's guest(s) of all the Lease's rules and regulations. If the rules and regulations are broken by Lessee's guests, they may be barred and/or arrested for criminal trespassing. If the rules and regulations are broken by Lessee it is grounds for termination of tenancy. If any previously barred individual is seen or is otherwise observed to have returned to the Leased Premises the Lessor may terminate this Lease in Lessor's sole discretion.
11. **CRIMINAL ACTIVITY** Notwithstanding any other provision of this Lease, Lessee, any members of Lessee's household or a guest or other person under Lessee's control shall not engage in any criminal activity, including, but not limited to drug-related criminal activity on or near said Leased Premises or Building. Lessee, any members of the Lessee's household, or a guest or other person under Lessee's control shall not engage in any act intended to facilitate criminal activity, and will not permit the Leased Premises or Building to be used for, or to facilitate criminal activity (including but not limited to drug-related criminal activity) on or near said Leased Premises or Building, regardless of whether the individual engaging in such activity is a member of the household, guest or invitee or any person accompanying such member of the household, guest or invitee. Lessee, any members of Lessee's household or a guest or other person under Lessee's control shall not engage in any illegal activity, including but not limited to prostitution, threatening or intimidation or coercion, assault, unlawful discharge of firearms on or near the Leased Premises or Building, or commit any breach of the Lease that otherwise jeopardizes the health, safety, and welfare of the Lessor, Lessor's employees, agents, or any lessees, occupants and guests of the Building; or involving imminent or actual serious property damage to the Leased Premises, or Building. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C 802]) or as defined in the Controlled Substance and Cannabis Nuisance Act, 740 ILCS 40/1, et.seq., or as defined in any other applicable federal, state or local law). Accordingly if the Lessee or other occupant uses the Leased Premises, or Building for the purpose of unlawful possessing, serving, storing, manufacturing, cultivating, delivering, using, selling or giving away controlled substances or permit them to be used for any such purposes the Lease is voidable at Lessor's option with five (5) days written notice, and it is expressly understood that all provisions of 740 ILCS 40/1, et.seq., are applicable to this Lease. If the Lessee or any other occupant(s) of the Leased Premises are charged during the term of this Lease with having committed an offense in or on the Leased Premises or Building constituting a Class X felony under the laws of the State of Illinois, upon a judicial finding of probable cause at a preliminary hearing or indictment by a grand jury, the Lease, at Lessor's sole discretion, shall become void upon Lessor notifying the Lessee or occupant by posting a written notice at the Leased Premises to the Lessee and occupant(s) to vacate the Leased Premises on or before a date 5 days after the giving of the notice and the Lessor thereafter has the same remedy to recover possession of the Leased Premises as against the Lessee. If Lessee holds over after the expiration of his or her term. If the Lessee or occupant(s) of the Leased Premises, on one or more occasions uses, or permits the use of the Leased Premises or Building for the commission of any act that would constitute a Felony or a Class A Misdemeanor under the laws of the State of Illinois, this Lease, in the sole discretion of the Lessor, shall become void upon Lessor notifying the Lessee or occupant(s) by serving a written notice upon Lessee or occupant(s) to vacate the Leased Premises on or before a date five (5) days after the giving of the notice and the Lessor thereafter has the same remedy to recover possession of the Leased Premises as against the Lessee if Lessee holds over after the expiration of the Lessee's lease term.
12. **CONDUCT** The Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control shall not engage in acts of violence or threats of violence, including, but not limited to, threats or threatening conduct made to or made against any member of Lessor's management staff (including such threats to any contractors, vendors or agents of Lessor) and/or any unlawful discharge of firearms on or near the Leased Premises. Lessee shall not use, or permit the use of the Leased

Premises, or Building, or any parts thereof, for any unlawful, disorderly, or objectionable purposes, nor commit, or permit the commission of any breach of the peace or any nuisance thereon.

13. **VEHICLES** All vehicles owned or used by the Lessee shall have valid license plates, registration and shall not be an "inoperable motor vehicle" as defined by either local municipal ordinance or the Illinois Municipal Code. All vehicles must be legally parked in approved parking spaces. Parking on lawns, entrance approaches, ditches or parkway is prohibited. There shall be no vehicles (including motorcycles, trucks, trailers, boats or other watercraft, semi-tractor trailers, motor homes or other similar recreational vehicles or farm implements) other than automobiles operated or kept on the Leased Premises by Lessee, Lessee's agents, or guests, without the written consent of Lessor. Lessee's agents and guests may not park any motor vehicle on Lessor's property for more than twenty-four (24) hours unless the motor vehicle is first registered with Lessor. Any unauthorized, abandoned, inoperable any motor vehicle or any motor vehicle not having current license plates or any motor vehicle that is otherwise in violation of the terms of this Section and/or the other provisions Lease may be towed at owner's risk and expense without notice. The use of parking area(s), driveways, and approaches shall at all times be at the sole risk of Lessee, and Lessor assumes no liability for any motor vehicle or damages caused by or to such motor vehicle. Lessor shall further not be responsible for thefts of motor vehicles, or personal property located. **ADDITIONAL VEHICLE INFORMATION FOR MULTIFAMILY PROPERTIES:** parking spaces are allocated based upon the number of authorized occupants in the Leased Premises in Lessor's discretion. No repairing or maintenance of any motor vehicle is permitted in the parking areas at any time. The washing of any motor vehicle is not permitted except as otherwise authorized in writing by Lessor.
14. **MINORS** Lessee shall at all times during the term of this Lease shall ensure that all children or any others under a legal disability shall be fully and properly supervised at all times at the Leased Premises by an adult over the age of 18 years not under any legal disability.
15. **VIOLATIONS OF LEASE TERMS** Violation of the above provisions or any other term of the Lease or any addendum or set of rules shall be a material violation of this 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.
16. **ALTERATIONS AND FIXTURES:** Lessee shall make no alterations or additions of any kind to the Leased Premises, or Building, unless the Lessor has given its written permission. If written permission is granted, then the alteration can only be made to the extent, conditions and specifications given in the written permission and the alteration cannot exceed the scope of the permission. Any such addition shall be considered a "fixture" as defined by law, and shall become Lessor's property unless the Lessor grants permission to remove the fixture or requests that the fixture be removed. If Lessor gives his permission to the Lessee to remove the fixture or if the Lessor requests the Lessee to remove the fixture, the Lessee shall put that part of the Leased Premises into like condition as existed prior to the installation of such fixture at Lessee's sole cost and expense. In any case, the Lessor shall not be responsible to the Lessee for any loss for any fixture for any reason, including destruction of the Leased Premises, or Building. Lessor may in its discretion replace, but shall not be liable for replacing any light bulbs, furnace filters or smoke detector batteries within the Leased Premises at any time during the term of this Lease or any extension thereof. Lessor shall not be liable for any labor or materials furnished or to be furnished to the Lessee upon credit and Lessee shall not allow any mechanics or other lien for any such labor or materials to attach to or affect the Leased Premises, or Building. Should any mechanics lien be filed against the Leased Premises, or Building, based upon any act or interest of the Lessee or of anyone claiming through the Lessee, or if any security agreement shall have been filed for or affecting materials, machinery, or fixtures used in the construction, repair, or operation thereof or annexed thereto by the Lessee, this shall constitute as a material default on the part of Lessee and Lessor may, upon ten (10) days' notice of default, proceed to terminate this Lease. Lessee shall immediately take such action by bonding, deposit, waiver, or payment as will remove the lien or the security agreement and if the Lessee has not removed the lien within ten (10) days after notice from the Lessor, the Lessor may, at its option and in addition to Lessor's right to terminate this Lease, pay the amount of such mechanics lien or security agreement or discharge the same by deposit, and the amount so paid or deposited, with interest thereon at nine percent (9%) per annum, shall be deemed additional payments due under this Lease, and shall be payable forthwith and proceed with Lessor's termination of the Lease and re-entry onto the Property. Any labor or materials furnished to the Lessee upon for improvement to the Leased Premises or Building without the written approval of Lessor as set forth in this Section, shall have be deemed to have been furnished to the Leased Premises or Building without Lessor knowledge or consent for purposes of foreclosure action on a mechanics or other such lien.
17. **ACCESS:** Lessor reserves the right to make reasonable inspection of the Leased Premises, pursuant to the provisions in this Section. Lessor reserves the right to enter the Leased Premises to make necessary repairs or improvements, supply necessary or agreed services, or exhibit the Leased Premises to prospective or actual purchasers or Lessee, or as is otherwise necessary in the normal and safe operation of the Leased Premises. Lessor shall attempt to supply notice of entering the Leased Premises and the specific purpose for such entering, including general inspection and showing to prospective lessees, at least one-half (1/2) hour before entering the Leased Premises, emergencies excepted. Lessor retains the right to keep and use copies of any keys necessary and lock access codes for access to the Leased Premises, and Lessor may give said keys to workmen or others who are involved in the normal and safe operation of the Leased Premises.
18. **ASSIGNMENT, SUBLETTING, AND RELETTING:** Lessee shall not assign this Lease, or sublet or re-let the Leased Premises, without the Lessor's written permission, in Lessor's sole discretion. Lessor may at any time for any reason reject any prospective new Lessee offered by Lessee or by others with or without cause, in Lessor's sole discretion. Lessee agrees that Lessor may at any time and as often as desired assign or re-assign all of its rights as Lessor under this Lease.

19. **EMINENT DOMAIN (CONDEMNATION):** If the whole or any substantial part of the Leased Premises or Building is taken or condemned by any competent government authority with jurisdiction over thereof, for any public use or purpose, or if any adjacent property or street shall be so condemned or improved in such a manner as to require the use of any part of the Leased Premise or Building, the term of this Lease shall at the option of the Lessor or the condemning authority be terminated upon, and not before, the date when possession of the part so taken shall be required for such use or purpose and Lessor shall be entitled to receive the entire award without apportionment with Lessee. Rent shall be apportioned as of the date of Lessee's vacating as the result of said termination.
20. **DEFAULT:** A) Termination. Lessor may seek a judicial order to enter the Leased Premises and re-take possession of same from Lessee, and do such things as may be permitted by law or as set out herein with no liability to Lessee for any loss or damages resulting in any way from such action by Lessor if at any time the Lessee: Fails to pay rent in full within five (5) days after service of the appropriate statutory notice; or Violates any other covenant made by Lessee in this Lease and then fails to quit possession of the Leased Premises within ten (10) days after service of the appropriate statutory notice; or Fails to quit possession of the Leased Premises within the time given under any other appropriate statutory (such as a 30-day notice). Notwithstanding such termination of the Lease and re-entry of possession by Lessor, the liability of Lessee for all rents provided for under the remaining term of the Lease shall not be relinquished or extinguished for the balance of the term of this Lease and are hereby specifically reserved by the Lessor; Lessee shall pay an amount of money equal to the total rent which but for termination would have become payable during the remainder of the term, less the amount of rent, if any, which Lessor may receive during such period from others to whom the Leased Premises may be rented on such terms and conditions and such rents as Lessor, in its sole discretion, shall deem proper, plus, the reasonable costs Lessor has incurred to re-rent the Leased Premises along with any other sums due Lessor resulting from Lessee's use and possession of the Leased Premises (e.g., physical damages, unpaid utilities, etc.). It is further agreed, by the parties hereto, that after the service of notice, the commencement of a suit, or after final judgment for possession of the Leased Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, said judgment or any right of Lessor to possession of the Leased Premises.
21. **IMPROPER VACATING:** If Lessee shall abandon or vacate the Leased Premises without proper notice to Lessor, or prior to agreed to lease term, the same may be re-let by Lessor for such rent and upon such terms as Lessor shall deem proper pursuant to 735 ILCS 5/9-213.1. If a sufficient sum shall not thus be realized, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency pursuant to the damages formula in the event of evictions set forth in the preceding paragraph above. Lessee agrees that so long as Lessor does not seize furnishings or possessions of Lessee for the purpose of rent payments, Lessor may remove any and all property from the Leased Premises in the event of breach by Lessee pursuant to the provisions set forth in this Paragraph. These possessions may be handled, removed, stored or disposed of by Lessor at the sole risk and expense of Lessee. Lessor shall in no event be responsible for the preservation or safekeeping hereof. Lessee shall pay to Lessor, upon demand; any and all expenses incurred with such removal and all storage charges against such property so long as the same shall be in Lessor's possession or under Lessor's control. If any property shall remain on the Leased Premises or in the possession of Lessor and shall not be retaken by Lessee within ten (10) days, said property shall conclusively be deemed to have been forever abandoned by Lessee.
22. **EXPIRATION:** Lessee agrees that in the event Lessee fails to vacate the Leased Premises upon the natural expiration of this Lease, Lessee's continued occupancy shall be for a month-to-month term or shall terminate pursuant to 735 ILCS 5/9-213, in Lessor's sole discretion; in the event that Lease shall continue on a month-to-month term all other terms of the Lease shall remain in full force and effect. Lessee agrees to pay a daily rate triple the pro-rated monthly lease rate for partial month stays. A Minimum of 30 days' notice to vacate is required. **Notice to Vacate:** This Lease is a term lease. It expires by operation of law at **NOON** on the last day of the term expressed above. Tenant(s) must have the Apartment or Duplex vacant and ready for inspection **all prior to noon on the last day.**
23. **OTHER LEGAL REMEDIES:** The rights and remedies of Lessor under this Lease are cumulative. The exercise or use of any one shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall Lessor's exercise or use of any right or remedy waive any other right or remedy. Each and every Lessee signing this Lease shall be jointly and severally liable for all rental payments, damages and other obligations imposed hereunder. It is further agreed that in the event that one or more of the Lessees signing this Lease vacates the Leased Premises before the expiration of the term then running, the vacating Lessee as well as the remaining Lessee or Lessees signing this Lease shall all be responsible for the balance of all rental payments, damages and other obligations imposed hereunder. Any security deposit made by any Lessee at the initiation of the original term of this Lease shall remain as security for the balance of the term currently running and any renewal terms in the future.
24. **WAIVER:** No waiver of any breach of any covenant, term or condition of this Lease by Lessee shall be construed as, or constitute, a waiver of any other or subsequent breach of the same or any other covenant, term or condition.
25. **COSTS OF ENFORCING LEASE AGREEMENT:** Lessee shall be liable for all of the Lessor's costs, expenses, attorney's fees, arbitration or Mediation Fees in and about the enforcement of the covenants and agreements of this Lease, including costs for private service of process and collection fees and costs.
26. **ANY CONTROVERSY OR CLAIM** arising from or relating to this lease contract or the breach thereof shall be settled by arbitration under applicable Procedures for Residential Lease Disputes. Judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Lessee and Lessor agree to binding arbitration.
27. **LESSEE DEATH/LEASED PREMISES DESTRUCTION, ETC.:** Upon the death of all the persons who are lessees under this Lease, or, upon the complete destruction or substantial portion thereof of the Leased Premises, the Lease shall be immediately and automatically terminated as of the date of death of the last person who is a Lessee, or, the date of the complete destruction of the Leased Premises or substantial portion thereof. If the Leased Premises herein is made un-tenantable by virtue of fire or any other casualty, the Lessor may in Lessor's discretion (but shall not be obligated to) provide Lessee with an alternative premises or living quarters.
28. **LESSEE'S INSURANCE AND RISK OF LOSS REGARDING LESSEE'S PERSONAL POSSESSIONS:** Lessor is not an

insurer of Lessee's person, or other personal property. It is the Lessee's sole responsibility to procure renters and Leased Premises liability insurance at Lessee's sole cost and expense. Lessee is required to carry tenant insurance, with a minimum contents limit of \$25,000.00 and \$300,000.00 liability coverage, naming Lessor as additional insured. The Lessor is not responsible for the loss of any of Lessee's person or personal property occasioning from any event relating to the Leased Premises or Building unless the event was caused by the willful or grossly negligent conduct of the Lessor and Lessor shall not be liable to any other person for any personal injury or property damage occasioning from any event relating to the Leased Premises or Building unless such injury was the result of the negligent or willful conduct of the Lessor. Lessee agrees that all of Lessee's person and property in or on the Leased Premises, or Building (including Lessee's guests, invitees and other third parties) shall be at the risk of Lessee only

29. **Single Family Homes ONLY:** "Lessee shall be liable for the payment of real estate taxes with respect to the residence in accordance with the terms and conditions of Section 15-175 of the Property Tax Code (35 ILCS 200/15-175). The permanent real estate index number for the premises is (), and, according to the most recent property tax bill, the current amount of real estate taxes associated with the premises is (\$000.00) per year. The parties agree that the monthly rent set forth above shall be increased or decreased pro rata (effective January 1 of each calendar year) to reflect any increase or decrease in real estate taxes. Lessee shall be deemed to be satisfying Lessee's liability for the above mentioned real estate taxes with the monthly rent payments as set forth above (or increased or decreased as set forth herein)."

30. **FINAL AGREEMENT OF THE PARTIES AND MODIFICATION OF THAT AGREEMENT:** The terms and conditions contained above contained in this Lease shall herein be conclusively deemed the complete agreement between the Lessee and the Lessor. NO MODIFICATIONS OF THIS LEASE AGREEMENT or any of its terms, conditions or promises shall be binding upon the parties UNLESS MADE IN WRITING AND SIGNED by the party sought to be bound.

SIGNATURES: LESSEE: I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS LEASE AGREEMENT, AGREE TO BE BOUND BY ITS TERMS AND HAVE RECEIVED A COPY OF SAME:

Lessee (Print Name) _____ Lessee (Print Name) _____
Signature: _____ Signature: _____
Lessee (Print Name) _____ Lessee (Print Name) _____
Signature: _____ Signature: _____

LESSOR: PVS Rentals BY: _____
Lessor's Duly Authorized Agent (signature)

20. PERSONAL GUARANTY (Cosigner Agreement)

The undersigned Guarantor(s), for an on behalf of Lessee under the Lease Agreement with Lessor for the Leased Premises, contracts and agrees as follows: As an inducement for Lessor to enter into the Lease Agreement with Lessee for lease of the Leased Premises and in consideration thereof, the undersigned Guarantor(s) hereby agree(s) to be personally and individually responsible for all of Lessee's monetary and other obligations (including but not limited to rent payments, late charges, NSF fees, utilities, damages and indemnification from any civil or criminal liability) resulting from Lessee that are incurred by the Lessor or that are otherwise attributable to and resulting from the Lease entered into by and between Lessee and Lessor. Guarantor(s) also understand(s) that this agreement is a guaranty for payment of all of the Lessee's monetary obligations for the Leased Premises and does not create any landlord/tenant or lessor/lessee relationship between Guarantor(s) and Lessor for the Leased Premises and does not create any tenancy or right to possession of the Leased Premises for or in favor of Guarantor(s).

The Guarantor(s) and Lessor also agree that it is the parties' intent that this Personal Guarantee of Payment is a continuing, absolute and unconditional guaranty that will be and remain effective during the existence of the legal obligations of Lessee to Lessor under the Lease Agreement, whether said obligation is monetary or otherwise, and will extend with any extension, renewal or modification of the original Lease Agreement regarding the Leased Premises, the execution of any new lease between Lessor and Lessee, with or without the knowledge and consent of Guarantor(s) of said execution.

GUARANTOR(S): I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS PERSONAL GUARANTY, AGREE TO BE BOUND BY ITS TERMS AND HAVE RECEIVED A COPY OF SAME:

Guarantor(s): _____ X: _____
Printed Name(s) Guarantor (signature)

X: _____ BY Lessor: _____
Guarantor (signature) Lessor's Duly Authorized Agent (signature)

220505

Page 7 Lessee Initials: _____

Move-Out Procedures

This form is to assist you in moving out of your home by providing a checklist of items that need to be taken care of to complete your obligations according to your lease and to answer the most common questions asked when moving.

Past experience indicates you should allow a minimum of one full day for cleaning after personal belongings have been removed.

We encourage you to *Deep Clean* Your Stove, Washer, Dryer, Microwave, Dishwasher, Refrigerator, and Bathtubs *PRIOR* to your cleaning day. On cleaning day, you can easily touch up your cleaning. Move Out Cleaning is not your regular weekly cleaning. It is Time Consuming Deep Cleaning

Your home is expected to be ready for new tenants to move in without any additional cleaning required.

- UTILITIES** – Contact Ameren IL, the City of Taylorville, Trash, Cable TV & Internet services for the last day of your lease. Please remember you are responsible for the utilities through the end of your lease.
- CLEANING** – Before you moved in, your home was inspected and cleaned to meet the strict standards of cleanliness we provide for all the locations we lease. You are responsible to deep clean your rental making it ready for the next renter.
- STOVE** – Clean completely – free of grease splatters or baked on material. This is likely the most difficult cleaning item in your home and an item commonly left only partially cleaned. Complete cleaning includes: stove burners, burner grates, drip area under the burners, oven, oven racks, oven drip pans, broiler pan, accessible exterior surface-top, sides, front & vent hood. Cleaning Suggestion: Spray the inside of the oven with an oven cleaner and let sit overnight. Be careful not to spray the painted surface or any plastic parts (i.e. oven knobs, splash panel, or clock area)
- MICROWAVE** – Inside and out, including fan filters. Carefully remove filters and soak them in soapy water to remove grease & dirt.
- REFRIGERATOR** – Defrost and clean inside and out thoroughly. **DO NOT TURN REFRIGERATOR OFF.** Pull Refrigerator away from the wall and clean both the floor & back of refrigerator.
- DISHWASHER** – Run dishwasher cleaner through the dishwasher. Clean soap scum buildup from the door seals on both the door and fixed portion. A used toothbrush can be very helpful.
- KITCHEN** – Clean inside drawers and cabinets, cabinet fronts especially around handles. Clean sink and faucet, countertop, dishwasher front panel and dial area, floor – especially the edges and work areas. If you cooked, likely ALL Cabinets will be greasy. Clean back splash areas and tile where grease or liquid splatters collect.
- BATHROOM** – Clean and polish tub and tile of all soap and scum – a common overlooked item. Clean toilet, tub, sink, faucets, vanity – door fronts and inside, medicine cabinet, towel bars, floors – especially corner and edges around tub and toilet. All Floor & Wall Tile must be clean.
- WINDOWS** – Clean inside glass & mini-blinds. Please be careful not to damage blinds.
- CARPET** – Please slowly vacuum all carpets, in multiple directions, **at least twice** once the room is empty. PVS Rentals will schedule Professional Carpet Cleaning & deduct actual cost from your rental deposit.
- WASHER & DRYER** – Washer – Soap & Bleach Dispensers Must be cleaned, along with the Drum, agitator, top of drum, top of washer, front, and any sides reachable without moving the washer. Dryer – Lint Screen must be 100% clean (easiest way is gently wash in kitchen sink). Lint and dirt cleaned from top of dryer, front, and any sides reachable without moving the dryer.
- MISCELLANEOUS** – Clean and dust window sills, base trim, light fixtures (including fan blades), bath and furnace fan louvers, light switches. **Replace burned out or missing light bulbs** with same style bulb. This includes appliance bulbs (stove, Microwave, refrigerator) ceiling fan bulbs, and outdoor bulbs.
- UNWANTED ITEMS / TRASH**– You do **not** have “right of abandonment” to leave anything you no longer want, abandoning things in your house, or apartment, in the basement, outside, or garage. Any unwanted items please give away to family or friends, or otherwise dispose of. If trash service is included in your lease, please remember that service is **NOT** for furniture, mattresses, TV’s or other large items. **ITEMS LEFT BEHIND WILL BE BILLED TO YOU FOR REMOVAL** (labor & Disposal fees) Electronics, by law, are **REQUIRED** to be recycled. Text us for more information.
- OUTDOORS / LAWN / GARAGE / OUT BUILDINGS** – If you are responsible to mow grass, you are also responsible to pick up leaves, sticks, branches, and trash outside. Grass should be mowed, all trash, **leaves**, and sticks should be removed from the yard, driveway, patio, any ditches or culverts. We encourage you to “Deep Clean” your yard **PRIOR** to moving day, and touchup on actual moving day. Clean Garage & any out buildings. Do Not leave unwanted items in the garage. Garage floor should be “broom Clean”
- WALLS / CEILINGS** – Any screw, nail, or other damage to walls or ceilings will be repaired by PVS Rentals approved contractor. We encourage you to point out any damage to us during your pre move out
- Walkthroughs** - Please schedule a **PRE MOVE OUT** walkthrough a minimum of 5 Days **PRIOR** to your Move out Date. This helps you and us avoid unnecessary cost and frustration during the stressful moving time. Then, Please schedule your final Walkthrough for a time when you will have 100% of your furnishings out & completed cleaning. We prefer walkthroughs Monday – Friday 8 a.m. – 5 p.m., however we make every attempt to accommodate other time requests.

Thank you for choosing Homes In Taylorville / PVS Rentals for your housing needs! L220501

Date of Pet Addendum:		Date of Lease:	
Lessee Name(s): (Individually or collectively, "Lessee")			
Property TYPE: <input type="checkbox"/> -Multi Family		<input type="checkbox"/> -Single Family, NO Fence	
		<input type="checkbox"/> -Single Family With Fenced Yard	
Multi-Family Properties (Apartment or Duplex) One Small (25 pounds or less at pet maturity) Approved Pet per Unit. <u>Single Family House</u> without Fenced Back Yard, One Approved Pet up to 40 pounds at pet maturity. <u>Single Family House</u> with Fenced Back Yard, Up to Two Approved Pets up to 50 pounds each at pet maturity.			
Building Address		Unit #	
This Pet Addendum amends the lease signed between the Lessor and Lessee for the Leased Premises ("Lease"), In consideration of Lessor's written permission as set forth herein and in consideration of Lessee's covenants as set forth herein, the parties hereby amend the Lease as follows:			
GRANT OF LICENSE: The Lessor shall allow an exception to the Lease by allowing Lessee to keep the following animal(s) (Individually or Collectively, "Pet") at the Leased Premises:			
Animal	Type	Breed	Name
No. 1			
No. 2			
		SAMPLE	

CONDITIONS OF LICENSE. The Lessee agrees to the following conditions regarding the Pet Addendum

Prior to Pet(s) occupying the property:

- A. Lessee shall pay a Pet payment of \$ 250.00 per pet. (non-refundable)
- B. Lessee will provide pictures of: a) approved pet kennel(s), b) you with your pet(s), c) animal collar tag as described in section K. If multiple pets, either multiple kennels or one large enough for both pets.
- C. Provide Lessor proof of Insurance. (The easiest way to do this is give a copy of this addendum to your insurance agent, and they can quickly and easily e-mail us your policy.) That the Lessee shall, before the Pet may be allowed into or on the Leased Premises, and Building, and during the entire term of the Lease, obtain and maintain, at Lessee's expense,

comprehensive general and public liability insurance with limits of \$250,000.00 per person and \$500,000.00 per occurrence, naming Lessor as an additional insured and containing an endorsement requiring ten (10) days written notice from the insurance company to Lessor before cancellation or change in the coverage, scope or amount of the policy. Lessee shall provide Lessor with a certificate or other acceptable proof of such insurance coverage.

- D. Lessee will have paid first month's pet payment along with first month's rent, and deposit.

During your Lease:

- E. Lessee shall pay \$25.00 monthly, per pet, as additional rent.
- F. Should you desire to Change Pet, add a Pet, or make any changes, you must receive landlord approval PRIOR to any change.
- G. That the Lessee, upon either the expiration or termination of the Lease, upon the Pet being removed from the Leased Premises, and Building, or upon the abandonment of the Leased Premises by the Lessee, that the Lessee shall restore the grounds of the Leased Premises (i.e., yard) and/or the interior of the Leased Premises in as good a condition as it was prior to the Pet being allowed onto it, to the satisfaction of the Lessor. Bare spots in yard must be seeded with grass growing (outside winter months).
- H. The Lessee shall insure that the Pet does not cause any violation of any public health and safety code or any other local, state and federal ordinances, rules, regulations, statutes, or codes as required of Lessee (including but not limited to having all required inoculations and licenses) of the Lease and that the Pet shall not at any time, for any length of time, become a threat to human beings, other animals or property (real or personal) while on the Leased Premises, or Building.
- I. **Pets must be properly supervised and controlled at all times. Pets must be kept on a short leash while in common areas or on the grounds not 100% fenced in.** Barking will not be tolerated if it is considered to be a nuisance to other tenants or neighbors. Proper disposal of cat litter (properly bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated. With the exception of fenced in back yards, Animal waste must be removed **immediately** in a sealed plastic bag, with the bag properly disposed of.
- J. **Unsupervised pets must be contained in an approved pet kennel.** This means if someone over the age of 12 not home, supervising the pet(s), your pet MUST be in a cage. There are **NO Exceptions**.
- K. Only domesticated, common household pets (dogs & cats) will be allowed. **Dogs and cats shall wear a collar with a tag identifying the pet (their name), and name, and telephone number of pet owner.** This tag shall be required in addition to license, rabies vaccination and any other tag required by law. No pet will be permitted which is expected to exceed weight limits stipulated above. Cats must be declawed.
- L. Livestock, poisonous reptiles, amphibians or fish, rodents except for hamsters, guinea pigs or gerbils, snakes, birds of prey, insects, and arachnids are strictly prohibited. Also prohibited are Doberman Pinschers,

Pit Bulls, Rottweilers and any mixed breed dog with identifiable characteristics specific to one of these breeds. All dogs and cats over the age of 6 months must be spayed or neutered. Fish tanks will be considered in single family or duplex properties, first floor only.

- M. Lessee warrants that the Pet(s) is housebroken, that the Pet has no history of causing physical harm to persons or property such as: biting, scratching, chewing etc., and further warrants that the Pet has no vicious history or tendencies.

2 REVOCATION OF LICENSE. The Lessee understands and agrees that this Pet Addendum constitutes the Lessor's written permission to allow the Lessee to have and maintain a pet into and on the Leased Premises and that such permission as set forth in this Pet Addendum is a revocable license in favor of Lessor (i.e., Lessor's permission may be revoked by Lessor at Lessor's sole discretion) that is revocable with mere written notice to Lessee. In the event of such revocation, if any, the Lessee agrees to remove the Pet(s) from the Leased Premises within 72 hours, and acknowledges that any further habitation by the Pet at the Premises, or Building will be a material violation of the Lease.

3 LESSEE INDEMNIFICATION. The Lessee shall defend, indemnify and hold harmless the Lessor for any and all liability, demands, claims and causes of action arising from the Pet being kept in and on the Premises, and Building including, but not limited to, health/safety code violations and personal injuries resulting from the Pet, including, but not limited to, attacks and attorney's fees. Such defense, indemnification and holding harmless by Lessee shall not be limited to any applicable insurance maintained by Lessee.

4 ACKNOWLEDGMENT OF LICENSE. Lessee understands that Lessor's grant of permission permitting Lessee to keep the Pet at the Leased Premises, and Building is a revocable license that is revocable at the will of the Lessor and that any waiver of Lessee's obligation in one instance shall not operate as a waiver of any provisions of the terms and conditions of this Pet Addendum.

5 CONFLICTS. The terms of this Pet Addendum are to supplement and amend the Lease but in the event of any conflict between the terms of the Lease and this Pet Addendum, the terms of this Pet Addendum shall control.

SIGNATURES: LESSEE: I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS PET ADDENDUM AGREEMENT, and AGREE TO BE BOUND BY ITS TERMS

Lessee 1: _____ Lessee 3: _____

Lessee 2: _____ Lessor: _____

Page 9 Lessee Initials: _____