

BENCHMARK REALTY

RESIDENTIAL LEASE CONTRACT & DEPOSIT RECEIPT

1. RESIDENCY & FINANCIALS

1.1 PAYMENTS & BALANCES:

This contract is between _____, herein referred to as Tenant, and _____, hereinafter referred to as Owner for the residential premises situated in the State of Nevada, County of Washoe, known as: _____, hereinafter referred to as premises. In the event the Owner, or their Managing Brokerage, Benchmark Realty and its Managing Licensee, Christopher J. Stapleton, Broker hereinafter collectively referred to as Management, does not accept this agreement, within five (5) days, the total security deposit received shall be refunded. Initial _____

1.2 TERM:

Both Owner and Tenant hereby offer to rent, the premises for the term hereof commencing on _____ and shall continue until _____. The tenancy may, at the discretion of the Owner or Management, continue as a month-to-month tenancy thereafter. Either party shall terminate the same by giving the other party at least 30 days written notice delivered by proof of delivery service at least thirty days before the end of any term date or any time during month-to-month status. Should Tenant receive a lease renewal, it may be required that the tenant sign the renewal to continue tenancy. Initial _____

1.3 USE:

The premises shall be used exclusively as a residence for _____ people. Guests staying more than a total of seven days in a calendar year, without written permission of the Owner or Management shall constitute a violation and/or breach of this rental agreement. Initial _____

1.4 MULTIPLE OCCUPANCY:

It is expressly understood that this agreement is between the Owner and each signatory jointly and severally. In the event of default by any one signatory, each remaining signatory shall be responsible for the timely payment of the total rent and all other provisions of this agreement. A Signatory's default on this agreement does not free them from the responsibilities herein. Initial _____

2. FINANCIAL OBLIGATIONS

2.1 SECURITY DEPOSIT:

Tenant has paid a sum of \$ _____ for the security deposit, to hold the rental unit for no more than fifteen calendar days, which upon acceptance of this rental agreement, shall be applied to refundable security deposit. Security deposit shall be refunded to tenant after tenant vacates the premises in a manner compliant with Nevada law. The Security Deposit is not last month's rent. Tenant cannot use security deposit to pay the last month's rent or any portion thereof or any other fees accumulated prior to vacancy. Management may use security deposit to pay any outstanding balance. Tenant agrees to allow Owner to hold all deposit monies should Management no longer manage the premises during or after the tenancy. The date the Tenant will be deemed to have vacated the premises, is such time as the Tenant delivers all keys, remote controls, accesses cards and fobs, etc. for the premises and common areas, where applicable,

to the Owner or Management as prescribed in the Guideline for Vacating attached hereto or at such time that the Owner or Management has discovered the unit to be vacant. Initial _____

2.2 RENT:

Rent is due in full on or before the first calendar day of each month. Rent shall be \$_____ per month. Rent is late as of the second day of each month. Owner or Management is entitled to make written demand for any unpaid rent on the second day of the rental period or later. Initial _____

2.3 PAYMENT PROCEDURE:

Tenant agrees to pay the rent and any other payments due, via automated ACH payment available through the Management's company website www.benchmark.realty, which is free to the Tenant. The Tenant may also use the remote cash payment option. Tenant may pay via physical payment i.e., check, money order or cashier's check mailed to the management company's mailing address: 1580 Grand Point Way, Suite 33459 Reno, NV 89533, or at such other place as may be designated by the Owner or Management from time to time (see section 1.5). Habitual late rent payments are considered a breach of this agreement and subject to immediate eviction. Initial _____

2.4 LATE FEE:

A flat fee of 5% of the monthly rent shall be applied at midnight after the third day of each month regardless of the amount of the outstanding balance. Initial _____

2.5 ADDITIONAL FEES:

Tenant agrees that should they choose to pay via physical payment, a \$35.00 physical payment processing fee shall be applied to tenant's account for each payment. Cash is not accepted under any circumstances.

Tenant agrees to pay \$50.00 for each dishonored bank check.

A \$75.00 "Eviction Preparation" fee shall be billed to tenant per eviction notice. A \$100.00 Lock Out Delivery Fee shall be billed to the tenant for preparation of lockout documents and delivery of those documents to the court and Sheriff's offices. A \$100.00 Lock-out Execution Fee shall be billed to tenant per lock-out. Fees are charged to the tenant at the time the preparation of an eviction/lockout document begins. A \$50.00 "Occupancy Inspection Fee" shall be billed to the tenant if the tenant is under eviction in the City of Reno and has failed to pay the balance or has failed to turn in all keys to the office upon vacating at least one business day prior to the expiration of the eviction notice. All fees charged herein are in addition to those charged by the courts, Sheriff's Department, or process servicer).

Should Tenant violate any rules and regulations of the common interest community, city, country or any other government ordinances, Tenant will be assessed a processing fee of \$35.00 for postage, copies, envelopes, faxes, responses, etc. Should a street inspection be required due to a violation, a \$100.00 fee will be assessed in addition to any processing fees. Fines imposed by any organization or agency relating to a violation are the financial responsibility of the Tenant and are in addition to the fees above.

Should Tenant request any forms filled out and/or processed on their behalf a fee of \$10.00 per page shall be due at the time the form is delivered to management. Management reserves the right to refuse processing of any forms.

Should the tenant initiate a maintenance request through the emergency maintenance system that is not an immediate emergency regarding an essential service or an immediate threat to the health, safety and/or welfare of persons or property, a \$35.00 charge shall be due from Tenant. If maintenance staff or contractor is activated due to a false emergency, the entire cost of the service response including, but not limited to communications, travel time, taxes, etc. shall be the responsibility of the tenant in addition to the \$35.00 charge and additional further action stipulated in section 4.3.

If any past due account is processed for collections after tenancy, an additional fee of \$1,000.00 shall be added to the account to cover additional losses to the Owner.

For any action brought by either party for any reason, including, but not limited to court action, mediation, arbitration, hearings, etc., Management shall be due to all costs incurred in connection with such action, including but not limited, to attorney's fees, filing fees, document fees and \$300.00 appearance/response fee for each appearance/response, regardless of the outcome of the action.

Any unpaid balances remaining after termination of occupancy are subject to 1-1/2% interest per month or the maximum rate allowed by law, whichever is greater. Initial _____

2.6 PAYMENT APPLICATION:

Payments shall be applied to all past due balances and fees first; any remaining balance shall be considered past due rent. Initial _____

2.7 HOLDOVER:

Any holdover after expiration hereof, with the consent of Owner or Management, shall be construed as a temporary month-to-month tenancy in accordance with the terms hereof, as applicable, until either party shall terminate the same by giving the other party at least 30 (thirty) days written notice delivered by certified mailing or email with confirmation of receipt. Initial _____

3. RESPONSIBILITIES

3.1 UTILITIES:

Tenant shall be responsible for the payment of all utilities as prescribed in the Utility Addendum attached hereto. Tenant agrees to have utilities and services transferred to tenant's name prior to occupancy. Tenant also agrees to use only Waste Management receptacle(s) for waste removal if a common community dumpster is not already provided. Failure to do so may result in termination of service by Owner. Utilities must be paid on time. In the event utilities are disconnected for non-payment or any other tenant related issue, tenant shall be responsible for a utility processing fee of \$50.00. Additionally, the Tenant shall be in breach of this contract and subject to termination of services and/or immediate eviction. Initial _____

3.2 ANIMALS:

No animals shall be brought on the premises without written consent of Management contained herein by separate addendum. If an unauthorized animal is found on the premises without prior written consent, a fine of \$150.00 per animal, per month or fraction thereof will be charged and due and payable immediately until the pet is removed. Additionally, should at any time a pet or evidence of a pet be discovered eviction proceedings may begin immediately. Initial _____

3.3 ASSIGNMENT & SUBLETTING:

Tenant shall not assign this agreement or sublet any portion of the premises. No Tenants shall be removed from a lease agreement under any circumstances. No new tenant shall be added to an existing lease agreement after the onset of the agreement. Initial _____

3.4 SMOKING:

Smoking/vaping of any kind whatsoever is not permitted by any person on the premises. This includes all interior and exterior portions of the premises. If at any time, it is discovered that smoking/vaping has occurred on premises, the tenant will be subject to immediate eviction. Initial _____

3.5 DAMAGE TO PREMISES:

If the premises are so damaged by fire or from any other cause as to render the premises uninhabitable, either party shall have the right to terminate this lease as of the date on which such damage occurs. Termination will require written notice to the other party, to be given within 15 (fifteen) days after occurrence of such damage: except that should such damage or destruction occur as the result of the abuse, negligence or misuse of Tenant, or its invitee. In that event, only the Owner shall have the right to terminate. Should this right be exercised by the Tenant, then rent for the current month shall be prorated between the parties as of the date the damage occurred, any prepaid rent and unused security deposit shall be refunded to the Tenant pending inspection to determine cause and habitability. If this lease is not terminated, the Owner shall promptly make cause to repair the premises and make ready for the tenant's occupancy. In the event the tenancy continues, Owner and Management shall have no obligation to credit any rent to Tenant. Should termination occur, unaffected areas of the premises shall be subject to deductions against the security deposit. Initial _____

3.6 HOUSE RULES:

Tenant agrees to abide by all house rules, if any, whether promulgated before or after the execution hereof, including to, rules with respect to noise, odors, disposal of refuse, animals, parking, and use of communal areas. Initial _____

3.7 ORDINANCES AND STATUTES:

Tenant shall comply with all statutes, ordinances, and requirements of all municipal, state, and federal authorities now in force, or which may hereafter be in force. Initial _____

3.8 MAINTENANCE, REPAIRS OR ALTERATIONS:

Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Owner may, at any time, give Tenant a written inventory of furniture and furnishings on the premises. Tenant shall be deemed to have possession of all said furniture and furnishings in good condition and repair, unless he/she objects thereto in writing within five (5) days after receipt of such inventory.

A moderate amount of small finishing nails may be put into the drywall to hang pictures, but not into the cabinets, doors, frames, paneling, molding, or any wooden fixtures. No screws, bolts, ceiling hooks, etc. may be used. Cabinet locks that require screws or penetration of the cabinets are not permitted. Tenant shall not penetrate the exterior of the buildings for any purpose. Tenant shall not install nails, screws, hooks, tacks, staples etc. in the exterior of the building.

Tenant shall, at their own expense and always, maintain the premises in a neat, clean, sanitary, and hazard-free manner including all equipment, appliances, furniture, and furnishings therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear excepted.

All drain blockages except for the municipal sewer line are the responsibility of the tenant.

Under no circumstances is Tenant permitted to paint, spot paint, wallpaper, contact paper, redecorate, or alter the premises in any way. Tenant is not authorized to conduct repairs on the premises and shall notify Management of all repairs in the manner prescribed herein as soon as aware of such maintenance.

Tenant shall irrigate, fertilize, aerate, etc. and fully maintain the surrounding grounds, including lawns, shrubbery, and irrigation system, and keep the same clear of rubbish and/or weeds and shall be responsible for all repairs to the lawn and irrigation systems if the grounds are a part of the premises and are exclusively for the use of the Tenant. Tenant shall maintain the lawn, landscaping, and grounds in their highest and best condition and deliver to Management in the same condition at the end of tenancy.

Tenant shall not damage, destroy, or otherwise commit waste to the landscaping buildings, fixtures, grounds, and equipment or any nuisance or act, which may disturb the quiet enjoyment of any tenant in

the building or surrounding neighbors, including, but not limited to shouting, loud talking, honking, excessively loud vehicles in the parking areas, etc. Tenant will not do or permit anything to be done, which will interfere with the rights, comfort, or convenience of any other tenant or neighbor. Tenant shall not consume intoxicating substances anywhere on the premises in view of the public.

Tenant has agreed that all maintenance performed by Owner, Owner's employee, or independent contractor is to be done during normal business hours, emergencies regarding health, safety and or welfare of persons or property excepted. Any maintenance done before or after normal business hours at the tenant's request subjects the tenants to financial responsibility for overtime charges and management is not required to oblige such scheduling.

Tenant shall also at their own expense, replace the HVAC filters every three months, regularly clean and/or replace oven hood filters, replace light bulbs (with like kind) as needed, replace smoke alarm batteries (if applicable) every six months, etc. and the same shall be in new condition as well as installing new batteries in any remote controls upon vacating. Tenant agrees to accept the condition of the premises as-is with no warranty, guarantee, repairs and/or alterations assumed or implied.

Tenant shall not change the locks to the premises accept as provided by Nevada law. Tenant may request in writing with applicable documentation to have the locks changed at their expense. One key must fit all locks on the premises. Payment for such expense shall be due to the service provider or to Management by tenant at the time the service is rendered, and four copies of the key must be delivered to Management immediately.

Tenant further agrees, that should the premises have plank vinyl flooring, to care for the flooring as recommended by the installing contractor, a standard broom or vacuum with a hard floor setting for dry cleaning and warm water or warm water with a small amount of regular dish soap and a sponge mop for wet cleaning. Additionally, Tenant shall NOT use yarn mops, dust mops or any other cleaning implement that has loose fibers. Tenant shall not use other form of cleaning chemicals or wax or "Mop & Glo", as well as any solvent, stripper, Pine-Sol, bleach, or other like products like products on any floors. Finally, tenant agrees to use felt pads and "coaster cups" for furniture to prevent damage to the floor, it shall be the tenant's responsibility to supply such items. Tenant shall use area rugs whenever applicable to further prevent damage to the floor.

Tenant shall be responsible for actions and/or damages caused by their abuse, misuse, or neglect and that of their invitees, guests, animals, etc. Tenant shall also be responsible for vandalism regardless of the cause. Tenant shall be financially responsible for unnecessary maintenance repairs services and/or missed appointments for any reason, including inability to gain authorized entry where tenant has changed the locks. Maintenance labor is \$75.00 per hour with a one-hour minimum. Initial _____

3.9 CABLE TELEVISION/ INTERNET AUTHORIZATION:

The tenant has full authorization from Management to have cable television and/or internet professionally installed inside the unit. There must not be any exterior cables. All cables must be wired through the crawl space and emerge into the unit through a professionally installed outlet (not an outlet cover over a hole drilled through the sheet rock/siding). In addition, all exterior wiring must be minimal, and enter the crawl space at the closest point to the exterior cable box. Any damage to the unit or building must be professionally repaired at the tenant's expense including, but not limited to, screw holes on the building exterior. The tenant shall be solely responsible for all costs associated with this installation and subsequent repairs. Should the cable emerge into the unit through the floor, the tenant will be charged for complete flooring replacement. No satellite dish or other aerial may be installed on the premises. Should lessee install or cause to have installed a satellite dish, aerial antenna and/or cabling to or on the premises, not in compliance with the conditions of this lease agreement, Lessee shall be subject to a \$1,000.00 fine due

and payable immediately in addition to all costs associated with correcting damage to the premises.

Initial _____

3.10 POOL/HOT TUB/SAUNA:

Tenant, shall always and at their own expense, shall maintain pool, hot tub and/or sauna (if any) in a clean, sanitary, and fully functional condition, including documented regular service of systems and return it to the Owner or Management at the termination of the tenancy in its highest and best condition and deliver service records to Management in a timely manner after such service. Additional expenses resulting from tenant's failure to provide regular maintenance shall be the tenant's responsibility.

Initial _____

3.11 VEHICLES:

Any vehicles parked on the premises found to be leaking oil or other fluids must be removed from the premises until repaired. The tenant is responsible for the removal of any oil or other fluid stains caused by their or their guests' vehicles, including in the public street in front of the premises. The tenant is responsible for the expense of repairing any damages caused by these vehicles. Any vehicle which creates a hazard shall be towed from the premises at the vehicle owner's expense without further notice. No mechanical or vehicle work of any kind shall be conducted on the premises. All vehicles on the premises or on the public street in front of the premises belonging to the tenant, guest or invitees must be properly parked, registered, operable and legal to operate on public roads. Any non-compliant vehicles shall be subject to immediate removal at the vehicles owner's expense and tenant may be subject to eviction.

Initial _____

3.12 FLAMMABLE SUBSTANCES:

No tenant shall use or permit to be brought into the individual residence, any flammable oils, or fluids such as gasoline, kerosene, naphtha or benzene or any other explosives or articles deemed extra hazardous to life, limb, or property.

Initial _____

3.13 PROLONGED ABSENCE:

Upon departure from premises for more than five consecutive days, such as a trip, vacation, or the like, tenants are required to notify Management in writing.

Initial _____

4. CONTACT

4.1 COMMUNICATION:

Tenant agrees to communicate with Management via email at contact@benchmark.realty, or by other address designated by Management from time to time. Email is the preferable form for general communications, excluding maintenance request. Tenant agrees to provide the rental address in the subject line of all emails and include all co-tenants (if any) in all email correspondence; failure to do so may result in unacknowledged correspondence. Tenant shall notify Management of any change of address, email, or telephone number at the time of change via the Tenant Portal.

Initial _____

4.2 MAINTENANCE REQUESTS:

Tenant agrees to submit all requests for maintenance through the online maintenance request system (Tenant Portal) located at www.benchmark.realty or by other means designated by Management from time to time. Tenant agrees to submit only one maintenance request containing all needed maintenance items known at that time and will refrain from submitting duplicate requests. Tenant further agrees that inquiries pertaining to active maintenance requests shall be submitted to Management via regular email and will not submit duplicate maintenance requests.

Initial _____

4.3 EMERGENCY MAINTENANCE:

Tenant is permitted to contact Management at any time for emergency maintenance issues only where there is an immediate threat to persons or properties health safety and/or welfare by calling (775) 400-

4904 or by other means designated by Management from time to time. Should Tenant call this number for any reason other than the afore mentioned emergency, tenant will be in breach of contract and subject to immediate eviction. Health, safety and/or welfare issues do not pertain to criminal activity. Should there be an issue of criminal activity Tenant is advised to call 911. Initial _____

4.4 CONTACT OWNER:

Tenant understands and agrees, that any attempt, whether successful or not, to contact or otherwise communicate with the Owner, before, during or after tenancy, while the premises is under contract for professional management services, regardless of circumstances, shall constitute a breach of this agreement and Tenant shall be subject to immediate eviction and/or legal action. Initial _____

4.5 DEFAMATION:

Should Tenant engage in derogatory, threatening, hostile, harassing, defamatory or similarly unacceptable communications with or regarding the Management Company; its employees, Owner, or public at large, tenant will be subject to immediate eviction and/or legal action. Initial _____

4.6 NOTICES:

Service of process and receiving notices and demands (legal notices) shall be made to Lemons, Grundy & Eisenberg, 6005 Plumas St., Third Floor, Reno, NV 89519, Attn: Douglas R. Brown Esq. Resident Agent. Written communication may be mailed to Management's physical address: Benchmark Realty One E. Liberty St. Ste. 631 Reno, NV 89501, where entry is granted by appointment only. Initial _____

4.7 ENTRY AND INSPECTION:

Owner, Management and/or its Employees shall have the right to enter the premises: (a) in case of emergency; (b) to make necessary or agreed repairs, decorations, alterations, improvements, supply necessary or agreed services. The Owner or Management may also enter the premises to exhibit the premises to prospective or actual purchasers, mortgagees, tenants, workers, contractors, appraisers, inspectors, etc.; or (c) when Tenant has abandoned or surrendered the premises. Except under (a) and (c), entry may not be made outside of normal business hours, and not with less than 24 hours' prior notice to Tenant, unless otherwise agreed upon in writing. Initial _____

5. LIABILITY

5.1 INDEMNIFICATION:

Owner, Management, their employees and/or contractors shall not be liable for any damage or injury to Tenant or any other person occurring on the premises. Owner, Management, their employees, or contractors, shall not be liable for any damage to property that occurs on the premises, any part thereof or in communal areas thereof, unless such damage is the proximate result of the negligence or unlawful act of Owner, Management, their employees, or contractors. Should such damage occur it is the responsibility of the Tenant to inform Management in writing within twenty-four hours.

Tenant agrees to hold Owner, Management, their employees, or contractor harmless from any injury or damages no matter how caused, except for injury or damages for which Owner or Management, its employees or contractors are legally responsible. It is required that Tenant acquire renter's insurance, which includes liability insurance, naming Owner and Management (Benchmark Realty) as an additional insured. Tenant must provide proof of such insurance to Management within five days of tenancy. If tenant fails to provide proof of insurance within five days, tenant will be deemed to be in breach of this agreement and insurance may be purchased on their behalf for which Tenant shall be financially responsible or eviction.

Tenant also agrees that if any appliance, which is on the premises for the Tenant's convenience should fail, the appliance, may be repaired, replaced, or removed at the Owner or Management's discretion. Tenant agrees to accept the condition of the premises as is with no warranty, guarantee, repairs and/or alterations assumed or implied. Initial _____

5.2 WATER DAMAGE:

Tenant also agrees that if any waterbeds, aquariums, et c. are allowed on the premises, the Tenant shall be held responsible for all damage to their unit and/or any other unit because of flooding or failure. Should tenant have such items, additional insurance is required. Should any appliance, fixture or plumbing leak, tenant shall make every effort to shut off water supply, mitigate water and notify Management immediately. Initial _____

5.3 PHYSICAL POSSESSION:

If Owner or Management is unable to deliver possession of the premises at the commencement herein, Owner and Management shall not be liable for any damage caused thereby, nor shall this agreement be void or voidable. Tenant shall not be liable for any rent until possession is delivered. Either Tenant, Owner, or Management may terminate this agreement if possession is not delivered within five days of the commencement of the term hereof. Initial _____

5.4 DEFAULT:

If at any time it is discovered that Tenant is in breach of this agreement, all free and/or discounted rent and/or deposits received by tenant as a promotion shall be due and payable immediately. Additionally, all rights of Tenant hereunder may be terminated, unless Tenant, within the time prescribed in any corresponding notice, shall cure such default of payment of rent or other breach. Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner or Management reasonably believes that such abandoned property has no value, it may be discarded. All property on the premises is hereby subject to a lien in favor of Owner for the payment of all sums due hereunder, to the maximum extent allowed by law.

In the event of default by Tenant, the Owner may elect to: (1) continue the lease in effect and enforce all rights and remedies hereunder also, including the right to recover the rent as it becomes due. (2) At any time, terminate all the Tenant's rights hereunder and recover from Tenant all damages that Owner may incur due to the breach/default of the lease. This also includes the cost of recovering the premises and including the worth at the time of such termination, or at the time of an award. If suit is instituted to enforce this provision, the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss, which the Tenant proves could be reasonably avoided. Initial _____

5.5 COLLECTIONS:

Any balance owed after Tenant vacates the premises shall be subject to collections, legal action, wage garnishment and/or seizure of property in addition to applicable interest and fees. Initial _____

6. OTHER CONDITIONS:

6.1 TIME IS OF THE ESSENCE:

Time is of the essence of this agreement. Tenant must perform their contractual obligations at a specific date and time as required to compel performance. A failure to perform by the time specified will be a material breach of the contract. Initial _____

6.2 WAIVER:

No failure of Owner or Management to enforce any term hereof shall constitute a waiver. The acceptance of rent by Owner shall not waive his right to enforce any term hereof. Initial _____

7. ENTIRE AGREEMENT:

The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by both parties. The undersigned Tenant hereby acknowledges receipt of a copy thereof.

C/o Benchmark Realty
One E. Liberty St. Ste. 631
Reno, NV 89501

Tenant Signature Date

Tenant Signature Date

Management Signature Date

Tenant Signature Date



UTILITY ADDENDUM



1 This addendum to the Residential/Lease Rental Agreement dated _____, regarding the property located at
2 _____,
3 between _____ (TENANT)
4 and _____ (MANAGING BROKERAGE),
5 is being attached this date _____ and becomes effective when signed by all parties.

Utility	Contact Phone	Paid by Owner	Paid by Tenant	Billed to Tenant
Truckee Meadows Water Authority	775-834-8080	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NV Energy	775-834-4444	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City of Reno Sewer	775-334-2095	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City of Sparks Sewer	775-353-2360	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washoe County Sewer	775-954-4601	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washoe County Water	775-954-4601	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste Management	775-329-8822	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oil		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

29 Any utilities still in owner's name, that is to be put in Tenant's name, will be shut off as of this date: _____

31 Additional items, obligations, and/or conditions:

32 _____
33 _____
34 _____

36 DATED _____ TIME _____ DATED _____ TIME _____

38 TENANT _____ Managing Licensee Name _____

40 TENANT _____ Managing Licensee's Nevada License # _____

42 TENANT _____ Managing Brokerage _____

44 TENANT _____ Broker's Name _____

46 Phone Number _____

48 Managing Licensee Signature _____



DRUG FREE HOUSING ADDENDUM



1 This addendum to the Residential Lease/Rental Agreement dated _____, regarding the Property located at
2 _____,
3 between _____ (TENANT)
4 and _____ (MANAGEMENT COMPANY),
5 is being attached this date _____ and becomes effective upon execution by Tenant.

6 The parties agree to the Amendment as follows:

7
8 Tenant(s) and any member of Tenant(s)'s household, guest or other persons on the property will not engage in criminal
9 activity, including drug-related criminal activity, on the Property. "Drug-related criminal activity" includes the illegal
10 manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of controlled substances.
11 Controlled substances is defined in Title 21 United States Code (USC) Controlled Substance Act, Part A, Section 802.

12
13 Tenant(s) and any member of Tenant(s)'s household, guest or other persons on the property shall not engage in any act
14 intended to facilitate criminal activity, including drug-related criminal activity.

15
16 Tenant(s) and any member of Tenant(s)'s household, guest or other persons on the property will not permit the Property to be
17 used for or to facilitate criminal activity, including, but not limited to, drug-related criminal activity.

18
19 Tenant(s) and any member of Tenant(s)'s household, guest or other persons on the property will not engage in the
20 manufacture, sale or distribution of controlled substances on the Property.

21
22 Tenant(s) and any member of Tenant(s)'s household, guest or other persons on the property shall not engage in acts of
23 violence, including, but no limited to, the unlawful discharge of firearms, on the Property.

24
25 Violation of the above provisions shall be a material violation of the Lease/Rental Agreement and cause for
26 termination of tenancy. A single violation of any of the provisions of this Addendum shall be deemed a serious violation
27 and a material noncompliance with the Lease/Rental Agreement. It is understood and agreed that a single violation shall be
28 cause for termination of the Lease/Rental Agreement. Unless otherwise provided by law, proof of violation shall not require
29 criminal conviction, but shall be by a preponderance of the evidence.

30
31 In case of a conflict between the provisions of this Addendum and any other provisions of the Lease/Rental Agreement, the
32 provisions of the Addendum shall prevail.

33
34 This Addendum is a binding integral part of the Lease/Rental Agreement. If Tenant does not fully understand, Tenant should
35 seek legal counsel before signing.

36
37 DATED _____ TIME _____

38
39 TENANT _____ Managing Licensee _____

40
41 TENANT _____ Managing Licensee's Nevada License # _____

42
43 TENANT _____ Managing Company _____

44
45 TENANT _____ Broker's Name _____

46
47 Phone Number _____



SMOKE DETECTOR ADDENDUM



1 This addendum to the Residential/Lease Rental Agreement dated _____, regarding the property located at
2 _____,
3 between _____ (TENANT)
4 and _____ (MANAGING BROKERAGE),
5 is being attached this date _____ and becomes effective when signed by all parties.

- 6
- 7 1. The premises are equipped with smoke detection devices.
 - 8 2. Tenant will test the smoke detector within one hour after occupancy and inform Management immediately
9 if detectors are not working properly
 - 10 3. Tenant acknowledges the smoke detectors are in working condition and tenant agrees not to modify,
11 remove, destroy smoke detectors.
 - 12 4. Tenant understands that smoke detectors are battery operated devices and are the responsibility of the
13 Tenant to insure batteries are in operating condition at all times. If after replacing batteries, any smoke
14 detectors will not operate or has no sound, Tenant must inform Management immediately in writing.
 - 15 5. Tenant is advised by Management to provide and maintain a fire extinguisher on the Property.

16
17 Tenant has read and agreed to the above provisions of this Addendum.

18
19 DATED _____ TIME _____

20
21 TENANT _____ Managing Licensee Name _____

22
23 TENANT _____ Managing Licensee's Nevada License # _____

24
25 TENANT _____ Managing Brokerage _____

26
27 TENANT _____ Broker's Name _____

28
29 Phone Number _____

30
31 Managing Licensee Signature _____