

University Hill Realty, LLC

500 Westcott Street • Syracuse, NY 13210
(315) 422-0709

1. RESIDENTIAL LEASE

1.1 LEASE SUMMARY

Premises	<<Unit Address>>
Property Management	University Hill Realty, LLC
Owner	<<Owner Name(s)>>
Resident(s)	<<Tenants (Financially Responsible)>>
Cosigners	<<Co-Signer(s)>>
Total Rent for Lease Term	Total Annual in numbers
Number of Installment Payments	12
Monthly Installment Payment	<<Monthly Rent>>
Lease Start Date/Time	<<Lease Start Date>> / 12:00pm
Lease End Date/Time	<<Lease End Date>> / 12:00pm (<<Lease Term>>)
Security Deposit	<<Security Deposit Charges>>
Prepaid Last Month's Rent	Last Month's Rent
Resident-Obligated Utilities & Property Services (See 8)	<<Resident-Obligated Utilities>>
Landlord-Provided Utilities & Property Services	<<Utilities Included>>
Trash & Recycling Day/Week	<<Additional Lease Information>>
Maximum Occupancy (See 6.9)	<<Bedrooms>>

By initialing below, you acknowledge and agree to the terms in Section 1.

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2. DEFINITIONS

2.1 ACCESS DEVICE

Any physical key or other device or credential authorized by Property Management for access to the Property or Premises.

2.2 EMERGENCY

A condition requiring immediate action to protect persons or property, including fire, flooding or major water intrusion, gas odor or suspected gas leak, complete loss of heat during cold weather, electrical hazards, sewer backup, structural damage, or another immediate threat to health or safety. Routine maintenance issues are not Emergencies.

2.3 LANDLORD

The owner of the Property identified in the Lease Summary, together with permitted successors and assigns.

2.4 LEASE

This Residential Lease Agreement, the Lease Summary, and all addenda and attachments incorporated into it.

2.5 LEASE SUMMARY

The portion of this Lease identifying the transaction-specific terms, including the Premises, Residents, Lease Term, Rent, Security Deposit, and other applicable information.

2.6 LEASE TERM

The period beginning on the Lease Start Date and ending on the Lease End Date identified in the Lease Summary, unless lawfully terminated earlier or extended in writing.

2.7 PREMISES

The dwelling unit leased to Resident together with any areas designated for Resident's exclusive use.

2.8 PROPERTY

The land, buildings, improvements, common areas, parking areas, sidewalks, yards, and other facilities associated with the Premises and owned or controlled by Landlord.

2.9 PROPERTY MANAGEMENT

University Hill Realty, LLC, or another person authorized by Landlord to act on Landlord's behalf.

2.10 RENT

Rent means the total amount Resident is obligated to pay for the right to occupy the Premises for the entire Lease Term, as stated in the Lease Summary.

For Resident's convenience, the total Rent for the Lease Term is payable in **twelve (12) equal monthly installments**, in the amount stated in the Lease Summary, on the payment schedule provided in this Lease. The monthly installments are a method of paying the total Rent due for the Lease Term and **do not represent rent calculated separately for each calendar month or according to the number of days Resident occupies the Premises during a particular month.**

Accordingly, the amount of an installment is not reduced or prorated solely because the Lease Term begins after the first day of a calendar month, ends before the last day of a calendar month, or because a particular installment covers a period containing fewer days than another installment.

2.11 RESIDENT

Every person who signs this Lease as a resident. When more than one Resident signs, each is jointly and severally responsible for the obligations imposed by this Lease.

2.12 RESIDENT PORTAL

The online portal or successor system designated by Property Management for payments, maintenance requests, account information, documents, and communications.

2.13 SECURITY DEPOSIT

The amount identified in the Lease Summary and held as security by Landlord in an escrow account at M&T Bank, Syracuse, NY for performance of Resident's obligations.

2.14 WRITTEN APPROVAL

Approval provided by Property Management in writing, including through the Resident Portal, email, or another authorized written communication.

By initialing below, you acknowledge and agree to the terms in Section 2.

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3. LEASE BASICS

3.1 LEASE OF THE PREMISES

Landlord leases the Premises to Resident, and Resident leases the Premises from Landlord, subject to this Lease.

3.2 LEASE TERM

The Lease Term begins and ends on the dates identified in the Lease Summary. Resident's obligation to pay Rent and comply with this Lease begins on the Lease Start Date whether or not Resident has moved in, unless otherwise required by law or agreed in writing.

3.3 POSSESSION

If Landlord is unable to deliver possession on the Lease Start Date because of circumstances beyond Landlord's reasonable control, including a prior occupant's failure to vacate, necessary repairs, casualty, or other unforeseen events, Landlord will deliver possession as soon as reasonably practicable. Resident will receive any Rent adjustment required by applicable law.

3.4 RESIDENTIAL USE

The Premises may be used only as a private residence. Lawful remote work, studying, and other incidental residential activities are permitted so long as they do not materially increase traffic, noise, hazards, or wear or interfere with residential use by others.

3.5 PERSONS BOUND BY LEASE

Each Resident accepts all obligations under this Lease, is jointly and severally liable for those obligations, and is responsible as provided in this Lease for occupants, guests, and invitees.

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3.6 TRANSFER OF LEASE RIGHTS

Resident may not assign this Lease, sublease the Premises, or otherwise transfer rights under this Lease without Property Management's prior Written Approval. Changes in the resident group are governed by [Article 6](#).

3.7 RULES AND POLICIES

Resident must comply with reasonable written Property rules and policies that are consistent with this Lease and applicable law.

3.8 RENTAL APPLICATION

Each rental application submitted by a Resident in connection with this tenancy is incorporated into this Lease. Resident represents that material information provided in the application was accurate when submitted. A material misrepresentation or omission may, in the Landlord's sole discretion, constitute a violation of this Lease.

By initialing below, you acknowledge and agree to the terms in Section 3.

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4. RENT & PAYMENTS

4.1 PAYMENT OF RENT

Residents must pay Rent on or before the first (1st) day of each calendar month during the Lease Term. Rent is due in advance without demand, invoice,

or notice. Residents remain responsible for timely payment regardless of whether Property Management provides a reminder, statement, or invoice.

The Total Rent for the Lease Term is stated in the Lease Summary.

For Resident's convenience, Landlord permits Resident to pay the Total Rent in twelve (12) equal installments. Each installment is due on or before the first (1st) day of the applicable month according to the payment schedule established by this Lease.

The installment amount is based upon division of the Total Rent for the Lease Term into twelve equal payments and is not calculated according to the number of days in any particular calendar month or the number of days occurring before or after the Lease Start Date or Lease End Date.

Resident remains obligated to pay every installment in full when due notwithstanding that the Lease Term begins or ends on a date other than the first or last day of a calendar month.

4.2 PLACE AND METHOD OF PAYMENT

Property Management may accept payments through Resident Portal, by check, cash during regular business hours, or by another method it authorizes. Electronic ACH and credit/debit payments are made through Resident Portal. Resident is responsible for processing fees associated with optional payment methods as disclosed through the Resident Portal or by Property Management. Property Management may modify available payment methods or processors upon reasonable notice.

4.3 APPLICATION OF PAYMENTS

Unless prohibited by applicable law, Property Management may apply payments to outstanding rent amounts owed under this Lease, notwithstanding a notation accompanying the payment.

4.4 LATE PAYMENTS AND LATE FEES

If Rent is not paid in full by the end of the fifth (5th) day after it is due, Property Management may assess a late fee equal to five percent (5%) of the balance due or Fifty Dollars (\$50.00), whichever is less.

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4.5 RETURNED PAYMENTS

If a payment is returned, dishonored, reversed, or rejected, Resident remains responsible for the unpaid amount and will be charged \$20.00 for each returned payment. Property Management may require replacement payment or future payment by another approved method.

4.6 PARTIAL PAYMENTS

Property Management may accept or reject partial payments. Acceptance of a partial payment does not waive a default, extend a deadline, modify this Lease, or limit lawful remedies except as otherwise required by law or expressly agreed in writing.

4.7 RESIDENT LEDGER

Property Management may maintain an account ledger reflecting charges, payments, credits, adjustments, and balances. Residents have access to account information through the Resident Portal. The ledger does not alter obligations established by this Lease.

4.8 CHARGES AND OTHER AMOUNTS DUE

If Resident becomes responsible under this Lease for damages, repairs, utility reimbursements, cleaning, service, removal, or another lawful cost, Property Management may add the amount to Resident's account. Such amounts are contractual obligations but are not deemed Rent where applicable law distinguishes Rent from other charges.

4.9 NO OFFSET OR DEDUCTION

Except as required by applicable law or authorized in writing by Property Management, Resident must pay amounts due under this Lease without withholding, offset, or deduction.

4.10 PAYMENT RECORDS

Property Management may provide payment confirmations, receipts, statements, and account information electronically. Resident must promptly notify Property Management of a suspected account error.

4.11 DELAY IN COLLECTION

Property Management's delay in billing or collecting an amount does not waive the right to collect it later, subject to applicable law.

By initialing below, you acknowledge and agree to the terms in Section 4.

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5. SECURITY DEPOSIT & PREPAID LAST MONTH'S RENT

5.1 SECURITY DEPOSIT

Resident has deposited the Security Deposit identified in the Lease Summary as security for performance of Resident's obligations. The Security Deposit is not an advance payment of Rent and may not be applied by Resident toward Rent or another amount unless Property Management expressly agrees in writing.

5.2 LAST MONTH'S RENT (IF APPLICABLE)

If the Lease Summary indicates that Resident has prepaid the final month's Rent, that payment will be applied only to the final month's Rent due at the end of Resident's tenancy, unless otherwise agreed in writing. It does not satisfy or reduce other financial obligations.

5.3 APPLICATION OF SECURITY DEPOSIT

Landlord may apply all or part of the Security Deposit to lawful deductions, including unpaid Rent, lawful unpaid charges, damage beyond ordinary wear and tear, cleaning required because Resident failed to satisfy this Lease, and replacement or rekeying costs caused by unreturned keys. Application of the deposit does not limit recovery of a remaining lawful balance.

5.4 CONTINUATION UPON RENEWAL

If Resident renews or extends the tenancy, the Security Deposit will continue to be held as security during the renewed or extended term unless otherwise agreed in writing. Any prepaid last month's Rent will carry forward and be applied to the final month following the last renewal or extension rather than the final month of the original Lease Term. If final Rent exceeds the amount prepaid, Resident must pay the difference; any excess credit will be handled as appropriate.

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5.5 RETURN OF SECURITY DEPOSIT

After Resident surrenders possession, Landlord or Property Management will return any remaining Security Deposit and provide any itemization required by applicable law. Residents must provide a forwarding address.

5.6 SECURITY DEPOSIT REFUND WHEN THERE ARE MULTIPLE RESIDENTS

When more than one Resident is a party to this Lease, Property Management may issue any Security Deposit refund in the names of all Residents together, unless Property Management receives lawful written instructions signed by all Residents directing otherwise. Property Management is not responsible for determining how Residents divide a Security Deposit refund among themselves.

5.7 TRANSFER OF OWNERSHIP

If ownership of the Property is transferred, the Security Deposit and prepaid amounts may be transferred or otherwise handled as required by applicable

law.

By initialing below, you acknowledge and agree to the terms in Section 5.

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6. OCCUPANCY

6.1 AUTHORIZED OCCUPANTS

Only Residents identified in the Lease Summary and additional occupants approved in writing may reside in the Premises. Resident must not permit another person to establish residence without prior Written Approval.

6.2 GUESTS

Guests are permitted for temporary visits if they comply with this Lease, do not interfere with others, and do not establish residency. Residents are responsible for guest conduct as provided by this Lease.

6.3 UNAUTHORIZED OCCUPANTS

A person may be considered an unauthorized occupant based on the totality of circumstances, including regularly sleeping at the Premises, keeping belongings there, receiving mail or packages there, possessing keys, representing the Premises as a residence, or other evidence of residence. No single factor is determinative.

6.4 RESPONSIBILITY FOR OCCUPANTS AND GUESTS

Resident is responsible for the actions, conduct, and damage caused by Resident, authorized occupants, guests, invitees, and persons allowed onto the Property by Resident.

6.5 LEGAL OCCUPANCY LIMITS

Residents must not permit occupancy exceeding applicable law.

6.6 CHANGES IN OCCUPANCY

Resident must promptly notify Property Management if a Resident permanently vacates before the Lease expires. Notice alone does not release that Resident, who remains jointly and severally liable unless Property Management expressly releases the Resident in writing.

6.7 RESIDENTIAL USE

Residents must not use the Premises unlawfully, create a nuisance, materially interfere with another person's peaceful enjoyment, create an unreasonable risk of injury or property damage, or materially increase wear beyond ordinary residential use.

6.8 REPLACEMENT RESIDENTS

A Resident may not be removed, and a new Resident may not be added without prior Written Approval of the Landlord or Property Management. Property Management may approve a replacement through a Tenant Addition Addendum or other written agreement and may require application, screening, documentation, and additional fees. Unless expressly released in writing, an original Resident remains liable under this Lease.

6.9 MAXIMUM OCCUPANCY AND ADDITIONAL PERSON RENT

The Maximum Occupancy is stated in the Lease Summary. No person in excess of the Maximum Occupancy may reside at the Premises without Property Management's prior Written Approval and compliance with applicable occupancy requirements.

If any person resides at the Premises in excess of the stated Maximum Occupancy, **monthly Rent will increase by \$300.00 for each additional person for each month or portion of a month that such person resides at the Premises**, whether or not the additional person has been approved by Property Management.

The assessment or payment of Additional Person Rent **does not constitute approval of an unauthorized occupant, create a tenancy or other right of**

occupancy, or waive Property Management's right to require removal of an unauthorized occupant or pursue any other remedy available under this Lease or applicable law.

Nothing in this Section restricts occupancy that Resident is entitled to have under applicable law or imposes Additional Person Rent solely because a person is occupying the Premises pursuant to a non-waivable statutory occupancy right.

6.10 NO SHORT-TERM RENTALS

Residents must not advertise, list, license, rent, sublet, or otherwise offer all or any portion of the Premises for transient or short-term occupancy through Airbnb, Vrbo, or any similar website, application, platform, service, or arrangement.

By initialing below, you acknowledge and agree to the terms in Section 6.

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7. RENEWALS & FUTURE LEASING

7.1 EXPIRATION AND RENEWAL

This Lease expires at the end of the Lease Term unless the parties enter into a written renewal, extension, or new lease. Residents have no automatic right to renew. Property Management may offer renewal and establish an acceptance deadline.

7.2 RENEWAL TERMS

A renewal of this Lease may contain different Rent, dates, terms, conditions, or requirements. However, unless renewal documents provide otherwise, this Lease's terms continue during renewal or extension.

7.3 SECURITY DEPOSIT UPON RENEWAL

The Security Deposit continues as security through a renewal or extension and is not returned solely because the original Lease Term ends while Resident continues occupancy.

7.4 PREPAID LAST MONTH'S RENT UPON RENEWAL

Prepaid last month's Rent carries forward to the final month following the last renewal or extension unless otherwise agreed in writing. Resident(s) must pay any difference if final Rent exceeds the prepaid amount.

7.5 RENEWAL OF MULTI-RESIDENT PREMISES

Property Management may require all continuing and replacement Residents to complete renewal documents. A Resident's desire to renew does not obligate Property Management to renew with that Resident individually or with only part of the existing resident group.

7.6 FAILURE TO COMPLETE RENEWAL

If Resident does not complete an offered renewal by the stated deadline, Property Management may withdraw the offer and market or lease the Premises for a future term to different Resident(s).

7.7 MARKETING FOR THE NEXT TENANCY

Property Management may advertise and show the Premises to prospective residents at any time, with appropriate notice, for a lease term beginning after Resident's current Lease Term ends. Resident must reasonably cooperate with showings and must not intentionally interfere with Property Management's efforts to market or lease the Premises for the next tenancy. Resident retains the right to possession and use of the Premises through the end of the current Lease Term.

7.8 FUTURE LEASE OF THE PREMISES

Property Management may enter into a future lease beginning after Resident's Lease Term. Once a binding future lease exists, Resident has no right to renew or extend unless Property Management agrees in writing.

7.9 HOLDOVER

Resident must completely vacate and surrender the Premises no later than 12:00 noon on the final day of the Lease Term. The Premises have not been surrendered if, after that deadline, Resident, an occupant, or any furniture, belongings, trash, or any other personal property belonging to Resident or an occupant remains at or on the Premises or Property. Resident will be charged \$300 for each day that Resident fails to timely surrender the Premises. Resident is additionally responsible for losses caused by failure to timely surrender, including reasonable losses resulting from Landlord's inability to deliver possession to an incoming resident. Personal property remaining after the surrender deadline may be removed, stored, disposed of, or otherwise handled by Landlord in Landlord's sole discretion to the extent permitted by applicable law. If the Landlord stores Resident(s) property, the Resident(s) agrees that they will owe a \$100.00 per day Bailment Fee to the Landlord/bailee that must be paid prior to the release of the property to the Resident/Bailor.

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By initialing below, you acknowledge and agree to the terms in Section 7.

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8. UTILITIES & PROPERTY SERVICES

8.1 RESIDENT-PAID UTILITIES

Except for utilities or services specifically identified as Landlord-provided in the Lease Summary, Resident is responsible for establishing, maintaining, and paying for electricity, natural gas, internet service, and other separately established utilities serving the Premises.

Required Resident-paid utility service must begin no later than the Lease Start Date and continue through the end of Resident's responsibility for the Premises.

For 113 Comstock Place, heat, electricity, water, and internet are provided by Landlord and included in the Rent. Residents of 113 Comstock Place are not required to establish individual accounts for those services.

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8.2 CONTINUOUS UTILITY SERVICE

For any utility that Resident is responsible for establishing or maintaining, Resident must not voluntarily disconnect, terminate, or permit interruption of required service and must promptly restore service interrupted because of Resident's failure to establish or maintain the account.

This Section does not require Residents of 113 Comstock Place to establish or maintain accounts for heat, electricity, water, or internet provided by Landlord.

8.3 UTILITY SHUTOFF OR FAILURE TO ESTABLISH SERVICE

Where Resident is responsible for establishing or maintaining a utility, Resident is responsible for reasonable costs and damage resulting from Resident's failure to establish or maintain required service, including provider charges, reconnection costs, service calls, costs incurred by Landlord to establish or restore service, and damage caused by freezing, loss of heat, moisture, lack of electricity, or other interruption.

Landlord may establish or restore service when reasonably necessary to protect the Property or comply with law and may charge Resident resulting costs.

This Section does not apply to a Landlord-provided utility at 113 Comstock Place unless the interruption or resulting cost or damage was caused by Resident, an occupant, guest, or invitee.

8.4 WATER AND SEWER SERVICE

Water and sewer service will remain in Landlord's name unless otherwise stated. Except at **113 Comstock Place**, Resident is responsible for the Premises' allocated share of water and sewer charges. Where multiple dwelling units share a meter, charges will be allocated by bedroom count unless the Lease Summary states another method.

At 113 Comstock Place, water and sewer service are provided by Landlord and included in the Rent, and Resident will not be separately billed for ordinary water and sewer usage.

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8.5 WATER ACCOUNT INFORMATION

Where Resident is responsible for an allocated share of water or sewer charges, Property Management may provide meter or account information associated with the Property. Availability of public billing information does not alter Resident's obligation to pay the properly allocated amount.

This Section does not create a water or sewer reimbursement obligation for Residents of 113 Comstock Place.

8.6 INTERNET SERVICE

Resident is responsible for establishing and paying for internet service unless the Lease Summary states that Landlord provides it.

At 113 Comstock Place, internet service is provided by Landlord and included in the Rent.

Landlord-provided internet service may be subject to provider availability, equipment, speed, outages, and other conditions beyond Landlord's reasonable control.

8.7 TRASH AND RECYCLING

Resident must properly contain, sort, and place trash and recycling for collection in accordance with municipal requirements. **Trash must not be placed in recycling containers.** Resident must not allow refuse, furniture, or discarded materials to accumulate and is responsible for costs caused by improper disposal, contamination of recycling, excessive refuse, prohibited items, or removal outside ordinary municipal collection.

In the event of a fine or citation by a municipal government resulting from Resident's violation of this Section, Resident is responsible for the fine. Failure to timely correct the violation or satisfy Resident's responsibility may constitute a default under this Lease.

8.8 LAWN CARE

Landlord is responsible for routine lawn mowing. Resident must keep personal property from obstructing lawn maintenance.

Landlord's responsibility does not include Resident's personal gardening, landscaping, plantings, or Resident-installed outdoor items unless agreed in writing.

8.9 SNOW AND ICE REMOVAL

Unless the Lease Summary states otherwise, Resident is responsible for snow and ice removal from sidewalks, steps, porches, walkways, and driveways serving the Premises.

Where Landlord provides driveway snow removal, Resident remains responsible for other areas unless otherwise stated in the Lease Summary.

8.10 ACCESS FOR SNOW REMOVAL

Where Landlord provides driveway snow removal, Resident must reasonably cooperate by moving vehicles or other obstructions. Landlord is not responsible for areas that cannot reasonably be cleared because of Resident's vehicles, personal property, or other obstructions.

8.11 SALT AND ICE-MELT MATERIALS

Property Management may make salt or ice-melt materials available as a convenience. Availability does not transfer Resident's snow and ice responsibility to Landlord or guarantee continued availability.

8.12 CONSERVATION AND PREVENTION OF DAMAGE

Resident must use utilities reasonably, **including utilities provided by Landlord and included in the Rent**, and must not intentionally or unreasonably waste electricity, heat, water, or other services.

Resident must maintain the thermostat at **no less than 63°F** during the heating season and whenever freezing conditions are possible, including while Resident is away from the Premises, and must promptly report loss of heat, leaks, running water, plumbing problems, electrical problems, or other conditions that could cause damage or unreasonable utility consumption.

This Section applies to 113 Comstock Place notwithstanding that heat, electricity, and water are provided by Landlord.

8.13 UTILITIES USED DURING SERVICE OR WORK

Resident acknowledges that reasonable maintenance, repair, inspection, cleaning, turnover preparation, or other authorized work at the Premises may require use of electricity, water, gas, or other utilities serving the Premises.

Landlord will not reimburse Resident for reasonable utility consumption associated with such work, except as otherwise required by applicable law.

By initialing below, you acknowledge and agree to the terms in Section 8.

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9. CARE OF THE PREMISES

9.1 GENERAL CARE

Resident must keep the Premises reasonably clean, sanitary, and safe; use fixtures, appliances, and equipment reasonably; take reasonable precautions against damage; and promptly report conditions requiring repair.

9.2 WALLS, PAINTING, AND DECORATING

Resident may paint, decorate, hang pictures, mount televisions, install shelving, or make ordinary decorative changes provided Resident does not make structural alterations or damage building systems. Before surrendering the Premises, Resident must restore all painted, decorated, mounted, or otherwise altered surfaces to their condition immediately preceding Resident's alteration, ordinary wear and tear excepted. Resident is responsible for repair of holes, anchors, adhesive damage, tape residue, damaged finishes, and other physical damage resulting from decorating, mounting, or installation of personal property.

9.3 ALTERATIONS AND IMPROVEMENTS

Resident must not make structural alterations or modify plumbing, electrical, heating, ventilation, fire-protection, or other building systems without prior Written Approval. Resident must not install additional locks or modify existing locks without prior Written Approval.

9.4 WATER-CONNECTED APPLIANCES AND FIXTURES

Resident must not install, replace, or use a washing machine, portable washing machine, dishwasher, bidet or bidet attachment, showerhead or handheld shower attachment, or any other device requiring connection to plumbing, a water supply, fixture, valve, drain, or water line unless the item was provided by Landlord or Property Management provides prior Written Approval. Resident is responsible for any damage resulting from unauthorized installation or use.

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9.5 AIR CONDITIONERS

Resident must obtain Property Management's prior Written Approval before installing or using any window or portable air-conditioning unit. Before requesting approval, Resident must engage a qualified electrician to confirm that the proposed outlet and electrical circuit can safely accommodate the equipment and must provide confirmation satisfactory to Property Management upon request. Approval may be conditioned upon location, installation

method, electrical capacity, equipment specifications, and protection of the Property. Resident is responsible for damage resulting from installation, use, leakage, or removal.

9.6 HEAVY AND WATER-FILLED ITEMS

Waterbeds, hot tubs, large aquariums, and other unusually heavy or water-filled items are prohibited without prior Written Approval. A single aquarium of ten (10) gallons or less is permitted subject to Article 12.

9.7 PLUMBING

Resident must use plumbing fixtures only for intended purposes and must not dispose of grease, oils, wipes, sanitary products, non-toilet paper products, or other blockage-causing material through plumbing. Resident is responsible for reasonable costs caused by misuse and must promptly report leaks, running fixtures, backups, or other plumbing problems.

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9.8 MOISTURE AND VENTILATION

Resident must take reasonable steps to control moisture and prevent mold or mildew, use provided ventilation appropriately, and promptly report leaks, water intrusion, excessive moisture, or visible mold. When a bathroom is not equipped with an operable exhaust fan, Resident must open the bathroom window during and for a reasonable period after bathing or showering, weather and safety conditions permitting, to allow excess moisture to escape.

9.9 PEST CONTROL

Resident must promptly report bed bugs or other infestations and reasonably cooperate with inspection and treatment. For a single-family home, after the first thirty (30) days of the Lease Term, Resident is responsible for ordinary pest management and treatment unless the infestation results from a condition for which Landlord is legally responsible or law provides otherwise. Resident is responsible for pest-control costs caused by Resident's conduct, sanitation failure, treatment noncompliance, or introduction of pests, to the extent permitted by law.

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9.10 LIGHT BULBS

Resident is responsible for replacing ordinary light bulbs serving the Premises during the Lease Term. Property Management remains responsible for specialized lighting or fixtures that cannot reasonably be serviced by Resident.

9.11 HVAC FILTERS

Property Management will replace HVAC filters as part of ordinary maintenance where applicable and may leave additional filters for Resident if more frequent replacement is desired. Resident must not operate equipment without required filters or interfere with HVAC equipment.

9.12 SMOKE AND CARBON MONOXIDE ALARM BATTERIES

Property Management will provide and replace batteries for smoke and carbon monoxide alarms. Resident must promptly report low-battery indications or malfunctions and must not remove batteries, disconnect, cover, disable, or interfere with life-safety devices.

9.13 WINDOWS AND DOORS

Resident must keep windows and exterior doors reasonably secured and take reasonable precautions against weather-related damage. During freezing weather, Resident must not leave openings in a manner creating a risk of frozen pipes or other damage.

9.14 RESIDENT-INSTALLED EQUIPMENT

Cameras, video doorbells, and similar security equipment are permitted if installation does not materially damage the Property, interfere with building systems, violate law or reasonable privacy rights, and can be removed without unreasonable damage.

9.15 REPORTING MAINTENANCE CONDITIONS

Resident must promptly report maintenance and repair needs through the Resident Portal or another method designated by Property Management. Emergencies must be reported using the designated emergency method rather than relying solely on an electronic request. Resident may be responsible for additional damage resulting from Resident's unreasonable delay in reporting the condition.

By initialing below, you acknowledge and agree to the terms in Section 9.

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10. PROPERTY & FIRE SAFETY

10.1 SMOKING AND VAPING

Smoking and vaping are prohibited inside the Premises and all indoor common areas. Resident is responsible for any damage, cleaning, deodorization, or remediation costs resulting from a violation of this term by Resident(s), occupants, guests, licensees or invitees.

10.2 FIREPLACES AND WOODSTOVES

Unless Property Management provides prior Written Approval, fireplaces, woodstoves, and similar solid-fuel-burning appliances at the Premises are decorative or non-operational for purposes of the tenancy and must not be used. Resident shall not burn wood, manufactured fire logs, gas, pellets, charcoal, paper, or other material in such equipment and is responsible for all costs resulting from unauthorized use.

10.3 PORTABLE HEATING DEVICES

Resident shall not use portable space heaters or other portable supplemental heating devices without prior Written Approval and must not use ovens, stoves, grills, or cooking appliances for space heating.

10.4 EXTENSION CORDS AND ELECTRICAL SAFETY

Extension cords may be used only temporarily and not as permanent wiring. Resident must not daisy-chain cords, run them through building assemblies or doors/windows, overload electrical equipment, or create an unreasonable electrical hazard. Unsafe electrical conditions must be promptly reported by the Resident through the Portal.

10.5 GRILLS, FIRE PITS, AND OPEN FLAMES

Resident shall not use or store charcoal grills, smokers, fire pits, propane burners, or similar open-flame devices inside the Premises or on porches. No grill, smoker, fire pit, open flame, or other outdoor fire may be used within twelve (12) feet of any building or structure, or at any greater distance required by applicable law or fire code. Permitted outdoor equipment must be used and stored safely and lawfully.

10.6 CANDLES, INCENSE, AND OTHER OPEN FLAMES

Resident shall not use candles, incense burners, torches, or other open-flame devices inside the Premises without prior Written Approval. Ordinary cooking appliances used for their intended purpose are not prohibited.

10.7 FLAMMABLE AND HAZARDOUS MATERIALS

Resident must not store gasoline, fireworks, explosives, excessive quantities of flammable liquids, or unusually hazardous materials in or around the Premises. Ordinary household products may be stored in reasonable quantities for intended use. Resident must not store combustible or flammable materials, boxes, clothing, furniture, paper products, or other items presenting a fire hazard near any furnace, boiler, water heater, flue, heating appliance, or other mechanical equipment.

10.8 FIRE AND LIFE-SAFETY EQUIPMENT

Resident shall not remove, disconnect, disable, cover, obstruct, damage, or interfere with smoke alarms, carbon monoxide alarms, fire extinguishers, sprinkler components, emergency lighting, fire doors, or other life-safety equipment and must promptly report problems.

10.9 LOCKS AND MEANS OF EGRESS

Resident shall not install or alter locks or locking devices without prior Written Approval from Property Management. Bedroom-door locking devices may not be installed where prohibited by applicable requirements. Resident must not block or obstruct required means of egress.

10.10 ROOFS AND RESTRICTED AREAS

Resident, occupants, guests, and invitees must not access roofs, porch roofs, ledges, mechanical or utility areas, crawl spaces, locked service areas, or other areas not intended for resident use except in an Emergency or with permission. Fire escapes are for emergency egress and must not be used as balconies, patios, storage, or recreation areas. Fire escapes shall not be blocked or obstructed by Resident(s).

10.11 FIRE DOORS AND BUILDING SAFETY FEATURES

Resident must not prop open, remove, alter, or defeat fire-rated doors, self-closing doors, safety barriers, or other building safety features.

10.12 COMPLIANCE WITH SAFETY REQUIREMENTS

Resident must comply with applicable fire, building, housing, and safety requirements and cooperate in correcting unsafe conditions.

By initialing below, you acknowledge and agree to the terms in Section 10.

X _____
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11. ENTRY & MAINTENANCE

11.1 RIGHT OF ENTRY

Landlord and Property Management may enter the Premises for lawful and reasonable purposes, including inspection, maintenance, repairs, services, safety-system work, investigation, preventative maintenance, governmental or insurance compliance, and lawful showings upon reasonable Notice.

11.2 EMERGENCY ENTRY

Authorized persons may enter without prior notice when reasonably necessary to respond to an Emergency, protect persons or property, prevent or limit damage, or as otherwise permitted by law.

11.3 MAINTENANCE REQUESTS

Resident must promptly report maintenance needs through the Resident Portal or another designated method. Submission of a maintenance request constitutes permission for authorized persons to enter as reasonably necessary on reasonable notice to investigate and address the reported condition. Emergencies must be reported using the designated emergency method.

X _____
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11.4 ACCESS FOR REPAIRS AND MAINTENANCE

Resident must reasonably cooperate with inspections, maintenance, repairs, pest treatment, preventative maintenance, safety work, and other lawful work and must provide reasonable access to areas requiring service.

11.5 RESIDENT-CAUSED MAINTENANCE

Resident is responsible for reasonable maintenance, repair, service-call, or other costs made necessary by misuse or negligence, damage beyond ordinary wear and tear, unauthorized alterations, failure to follow reasonable instructions, or unreasonable delay in reporting that causes additional damage.

11.6 ACCESS DEVICES

Property Management will provide physical keys necessary for authorized access. Resident must never copy or duplicate a key provided by Property Management. Resident shall not lend or provide a key to another person for the purpose of providing unauthorized access and must promptly report lost or stolen keys.

11.7 ADDITIONAL OR REPLACEMENT KEYS

Property Management may provide additional or replacement keys when appropriate. Resident is responsible for reasonable costs resulting from lost, stolen, damaged, or unreturned keys.

11.8 LOCKOUTS

During regular business hours, a locked-out Resident may obtain an available key from Property Management and must return it as directed. After-hours lockout assistance is subject to a \$50.00 charge. Property Management does not guarantee immediate after-hours assistance and may reasonably require verification of identity or residency.

11.9 LOCKS AND REKEYING

Resident must not install, replace, alter, or rekey a lock without prior Written Approval. Property Management may rekey or replace an affected lock when a key is lost, stolen, unreturned, or otherwise creates a reasonable security concern. Resident is responsible for reasonable costs when made necessary by Resident.

11.10 MAINTENANCE PERSONNEL AND CONTRACTORS

Property Management may use employees, contractors, vendors, or other authorized persons for lawful work. Resident must not interfere with or prevent authorized personnel from performing lawful work.

11.11 ANIMALS DURING ENTRY OR MAINTENANCE

Resident must safely secure or control any animal lawfully present when access is required. Non-emergency work may be postponed if an unsecured animal creates a reasonable safety risk. This does not alter rights concerning service or assistance animals.

11.12 PERSONAL PROPERTY AND WORK AREAS

Resident shall maintain sufficient access to mechanical equipment, electrical panels, plumbing fixtures, windows, doors, alarms, and other areas requiring service and shall move personal property when reasonably necessary.

11.13 RESIDENT REPAIRS

Resident must not perform or arrange repairs to plumbing, electrical, HVAC, structural, fire-protection, or other building systems without prior Written Approval.

11.14 MAINTENANCE DOES NOT MODIFY LEASE

Property Management's performance of work that is Resident's responsibility, or decision not to charge for a particular item, does not permanently transfer responsibility or waive future enforcement.

11.15 RENTER'S INSURANCE

Required Insurance. Resident shall obtain and continuously maintain renter's insurance throughout the Lease Term and any renewal, extension, or holdover period. The required insurance must provide personal liability coverage of not less than One Hundred Thousand Dollars (\$100,000).

Coverage of All Residents. Every Resident named in this Lease must be covered by qualifying renter's insurance. Residents may satisfy this requirement by either:

1. maintaining one renter's insurance policy that identifies and covers all Residents named in this Lease; or
2. maintaining separate renter's insurance policies for each Resident, provided every Resident is continuously covered and each policy provides personal liability coverage of at least \$100,000.

If a shared policy does not cover every Resident, each Resident who is not covered by that policy must obtain a separate qualifying policy.

Insurance Through the Resident Portal. Renter's insurance may be available for purchase through the AppFolio Resident Portal. Property Management prefers that Residents obtain coverage through the Resident Portal when available because it simplifies verification and ongoing confirmation of insurance coverage.

Resident is not required to purchase insurance through AppFolio and may obtain coverage from any insurance company or insurance provider of Resident's choosing, provided the policy satisfies all requirements of this Lease.

Proof of Coverage. Resident must provide Property Management with satisfactory proof of required insurance before taking possession of the Premises. If coverage is obtained outside the Resident Portal, Resident is responsible for providing the required documentation to Property Management prior to taking possession.

Resident must provide updated proof of insurance whenever a policy is renewed, replaced, or changed and upon Property Management's reasonable request.

Continuous Coverage. Required insurance must remain continuously in effect. Resident must not permit required coverage to expire, lapse, or be cancelled during the tenancy.

If a policy expires, is cancelled, lapses, or is replaced, Resident must promptly obtain replacement coverage and provide Property Management with satisfactory proof of the new policy.

Interested Party. Where available from Resident's insurance provider, Resident must identify University Hill Realty, LLC as an interested party or additional interest on the policy for purposes of receiving information concerning the status, cancellation, or expiration of coverage. This requirement does not require University Hill Realty, LLC to be named as an additional insured.

Resident's Personal Property. Landlord's insurance does not insure Resident's furniture, clothing, electronics, vehicles, or other personal property against loss or damage.

Resident is responsible for obtaining sufficient personal-property coverage for Resident's belongings. The \$100,000 minimum stated above is a personal liability coverage requirement and should not be interpreted as the required amount of the resident's coverage for their personal property.

Flood Losses. Resident acknowledges that standard renter's insurance may not provide coverage for losses caused by flooding. Resident is responsible for determining whether additional flood insurance or other coverage is appropriate. Any flood-risk or flood-insurance disclosure required by New York law and provided in connection with this Lease remains applicable.

Insurance Does Not Limit Resident's Responsibility. Maintaining insurance does not limit Resident's liability or other obligations under this Lease. Resident remains responsible for loss, damage, costs, or other amounts for which Resident is legally responsible even if the loss exceeds applicable insurance limits, is subject to a deductible, or is excluded from insurance coverage.

Failure to Maintain Required Insurance. Failure to obtain, maintain, or provide satisfactory proof of the insurance required by this Section constitutes a violation of the Lease.

Property Management may require Resident to provide proof of compliant coverage and may exercise any remedies available under this Lease and applicable law if Resident fails to maintain the required insurance.

By initialing below, you acknowledge and agree to the terms in Section 11.

X _____
Initial Here

12. ANIMALS

12.1 NO PETS

Pets are prohibited at the Premises. Resident shall not keep, harbor, board, feed, or permit a pet to reside at or regularly remain at the Premises except as expressly permitted by this Article or approved in writing.

12.2 AQUARIUMS

A single aquarium with a capacity of ten (10) gallons or less is permitted without prior approval. Larger aquariums require prior Written Approval of Property Management. Resident is responsible for lawful damage resulting from the aquarium, contents, equipment, leakage, or breakage.

12.3 CAGED ANIMALS

A caged animal may be kept only with prior Written Approval. Approval may include reasonable conditions concerning type, number, enclosure, sanitation, safety, and protection of the Property and does not automatically approve a replacement animal.

12.4 SERVICE AND ASSISTANCE ANIMALS

Service animals and other assistance animals required as reasonable accommodation for a person with a disability are not pets and are governed by applicable law. Resident may request reasonable accommodation. Property Management may request information or documentation only to the extent permitted by law and will not impose a prohibited pet fee, pet deposit, or pet rent.

12.5 RESPONSIBILITY FOR ANIMALS

Resident is responsible for lawful care, supervision, control, sanitation, waste removal, noise, odor, property damage, licensing, vaccination, leash requirements, and pest prevention associated with an animal kept or brought onto the Property by Resident, occupants, guests, or invitees. Resident remains responsible for actual animal-caused damage to the property or premises.

12.6 ANIMALS BELONGING TO GUESTS

Resident must not use a guest or visitor to circumvent the no-pet policy. Except for an animal protected by applicable law, a guest's animal may not be brought onto or kept at the Premises without prior Written Approval.

12.7 UNAUTHORIZED ANIMALS

An unauthorized animal is a Lease violation. Except with respect to a service or assistance animal protected by applicable law, Resident will be charged \$300.00 per month, or portion of a month, for each unauthorized animal kept, harbored, or regularly permitted at the Premises. Assessment or payment of this charge does not constitute permission to keep the animal and does not prevent Property Management from requiring removal or pursuing other lawful remedies. Removal does not relieve Resident of responsibility for lawful damage, cleaning, pest treatment, or other costs caused by the animal.

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12.8 SAFETY AND ACCESS

Resident must safely secure or control an animal when reasonably necessary for authorized access and work. Nothing in this Section permits restrictions inconsistent with applicable law concerning service or assistance animals.

By initialing below, you acknowledge and agree to the terms in Section 12.

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13. DEFAULT & REMEDIES

13.1 RESIDENT DEFAULT

Resident is in default if Resident fails to pay Rent or another amount when required; materially violates this Lease or an incorporated addendum; permits an unauthorized occupant or animal; causes or permits substantial damage; materially interferes with the rights, safety, or peaceful enjoyment of others; engages in unlawful conduct materially affecting the tenancy or Property; refuses or unreasonably prevents lawful access; or otherwise materially fails to perform Lease obligations.

13.2 NOTICE AND OPPORTUNITY TO CURE

When notice or an opportunity to cure is required by applicable law, Landlord will provide what the law requires before exercising the applicable remedy. This Lease does not create an additional notice or cure period unless expressly stated.

13.3 NONPAYMENT

Failure to pay Rent when due is a default. Landlord may make lawful demands, provide notices, commence proceedings, or exercise remedies only in accordance with applicable law. Article 4 governs grace periods and late fees.

13.4 OTHER LEASE VIOLATIONS

For other than nonpayment of base rent violations, Landlord may provide, in the Landlord's sole discretion, an opportunity to Cure through a Written Notice to Cure. Failure to cure during the cure period will result in the termination of all Lease rights of the Resident(s). In the Landlord's sole discretion some violations or repeated violations will not be subject to a Cure Period and the Landlord shall have the authority and right to terminate the tenancy immediately. In these circumstances the Resident(s), and any others present, must vacate the premises promptly and peacefully.

13.5 AMOUNTS OWED BY RESIDENT

Resident remains responsible for Rent and other amounts lawfully owed notwithstanding default, termination, or surrender, subject to applicable law.

13.6 DAMAGE AND RESIDENT-CAUSED COSTS

Property Management may perform or arrange work necessary to correct damage or conditions for which Resident is responsible and may charge the reasonable cost therefore.

13.7 NO SELF-HELP EVICTION

Nothing in this Lease authorizes unlawful removal or exclusion of Resident, unlawful discontinuance of essential services, or recovery of possession except through procedures permitted by law.

13.8 LANDLORD'S REMEDIES

Upon default, Landlord may exercise lawful rights and remedies, including seeking payment, damages, compliance, lawful termination, possession through lawful proceedings, and other relief, subject to statutory requirements.

13.9 NO WAIVER

Failure or delay in enforcement does not waive a Lease provision. Acceptance of payment, maintenance, communication, or other action does not waive a violation except as expressly agreed in writing or required by law.

13.10 CUMULATIVE REMEDIES

To the extent permitted by law, lawful rights and remedies are cumulative.

By initialing below, you acknowledge and agree to the terms in Section 13.

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14. MOVE-OUT AND SURRENDER

14.1 SURRENDER OF THE PREMISES

Resident must completely vacate and surrender possession no later than 12:00 noon on the final day of the Lease Term unless Property Management agrees otherwise in writing. Surrender requires removal of all occupants and personal property, return of all required keys, and relinquishment of possession.

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14.2 CONDITION AT MOVE-OUT

Resident must return the Premises substantially to the condition existing at the beginning of the tenancy, except for ordinary wear and tear and conditions for which Resident is not legally responsible, and must satisfy all specific restoration, cleaning, repair, and removal obligations imposed by this Lease. The Premises must be free of trash and personal property, altered surfaces must be restored as required by Section 9.2, and all ordinary light bulbs serving the Premises must be present and in working order.

14.3 CLEANING

Resident must thoroughly clean the Premises before surrender, including walls and trim, windows, floors and carpets, bathrooms, appliances, cabinets, fixtures, and any basement, attic, porch, garage, or other area included with the Premises. Resident is not responsible for deterioration resulting solely from ordinary wear and tear. If additional cleaning is reasonably necessary because Resident failed to satisfy this Lease, Resident is responsible for the reasonable cost of such cleaning.

14.4 PERSONAL PROPERTY AND TRASH

Resident must remove all furniture, belongings, trash, food, and personal property from the Premises and Property before surrender. No trash, refuse, furniture, personal property, or other material may remain in or around the Premises, including in trash containers or dumpsters serving the Property, after 12:00 noon on the final day of the Lease Term. Resident must arrange for removal before surrender if ordinary collection will not occur before that deadline. Remaining personal property shall be handled as stated above in Paragraph 7.9. Residents will be responsible for extra trash disposal costs, including for that of surrendered bailed property.

14.5 RETURN OF KEYS

Resident must return all original physical keys issued for the Premises no later than surrender, even if additional copies were made. Failure to return required keys may result in reasonable replacement and rekeying charges.

14.6 REKEYING FOR UNRETURNED KEYS

If required keys are not returned, Property Management may rekey or replace affected locks and charge Resident the reasonable replacement or rekeying costs.

14.7 UTILITIES THROUGH END OF TENANCY

Resident must maintain utilities for which Resident is responsible through the end of the Lease Term or later actual surrender, unless Property Management instructs otherwise, and must not schedule premature termination. Article 8 governs resulting costs or damage.

14.8 FORWARDING ADDRESS

Resident must provide a current forwarding address for security-deposit correspondence, refunds, final account information, and post-tenancy communications and must update it if it changes before tenancy matters are resolved.

14.9 MOVE-OUT INSPECTION

Resident has the right to request an inspection of the Premises before move-out in accordance with applicable law. If Resident requests a pre-move-out inspection, Property Management will conduct the inspection and provide Resident with any information and opportunity to correct identified conditions required by applicable law.

After Resident has completely vacated and surrendered the Premises, Property Management may conduct a final move-out inspection to determine the condition of the Premises, identify cleaning, damage, missing items, restoration, or other conditions for which Resident may be responsible under this Lease, and determine any lawful deductions from the Security Deposit.

A pre-move-out inspection is not the final inspection and does not constitute acceptance of surrender or a waiver of conditions that were not identified during the pre-move-out inspection or that could not reasonably be identified until the Premises was completely vacant.

Any charges or Security Deposit deductions resulting from the final inspection remain subject to this Lease and applicable law.

14.10 SECURITY DEPOSIT DISPOSITION

The Security Deposit will be handled in accordance with Article 5 and applicable law. Nothing in this Article expands lawful deduction categories.

14.11 FINAL ACCOUNT BALANCE

Surrender does not extinguish amounts Resident lawfully owes. Property Management may make appropriate final account adjustments for outstanding Rent, utility reimbursements, damage, cleaning, unreturned keys, or other lawful amounts. Resident remains responsible for a lawful balance after credits and deposit deductions.

By initialing below, you acknowledge and agree to the terms in Section 14.

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15. GENERAL PROVISIONS

15.1 ENTIRE AGREEMENT

This Lease, Lease Summary, and incorporated addenda and attachments constitute the entire agreement concerning the Premises. No oral statement modifies the Lease. Amendments must be in writing.

15.2 LEASE SUMMARY AND ADDENDA

The Lease Summary and incorporated addenda form part of this Lease. A specific addendum provision controls over a conflicting general provision to the extent it expressly modifies that subject.

15.3 JOINT AND SEVERAL LIABILITY

When more than one Resident signs, each is jointly and severally responsible. An agreement among Residents concerning allocation of Rent, utilities, damage, or other responsibilities does not alter obligations to Landlord.

15.4 NOTICES AND COMMUNICATIONS

Any notice required by this Lease from Landlord or Property Management to Resident may be provided in writing, including through the Resident Portal, except where applicable law requires a particular method of notice or delivery.

Any notice required by this Lease from Resident to Landlord or Property Management must be provided in writing, including through the Resident Portal, email, or other written method accepted by Property Management.

Routine communications, reminders, statements, maintenance communications, and other tenancy-related information may be provided through the Resident Portal, email, text message, mail, delivery to the Premises, or another reasonable method.

Resident is responsible for maintaining current telephone, email, and other contact information with Property Management.

Notices required by applicable law will be given in the manner required by law.

15.5 RESIDENT PORTAL

Property Management may use the Resident Portal for payments, account information, maintenance requests, documents, and communications. Resident must maintain access and current login/contact information. Portal unavailability does not excuse an obligation or deadline; Resident must use another reasonable designated method.

15.6 ELECTRONIC SIGNATURES AND RECORDS

Electronic signatures, records, and electronically delivered documents may be used to the extent permitted by law.

15.7 NO WAIVER

Failure or delay in enforcement does not waive future enforcement. Acceptance of Rent, maintenance, or failure to charge for a particular condition does not modify the Lease except as agreed in writing.

15.8 SEVERABILITY

If a provision is invalid or unenforceable, it will be enforced to the maximum lawful extent or disregarded as necessary, and remaining provisions remain fully effective unless law requires otherwise.

15.9 GOVERNING LAW

This Lease is governed by New York law and applicable federal and local law.

15.10 NO TRANSFER BY RESIDENT

Resident may not assign, sublease, transfer Lease rights, or permit another person to assume the tenancy without prior Written Approval. Article 6 governs resident-group changes.

15.11 SALE OR TRANSFER OF PROPERTY

A sale or transfer of the Property does not terminate this Lease. Landlord may assign rights and obligations to a successor as permitted by law. Security Deposits and prepaid amounts will be transferred or otherwise handled as required by law.

15.12 SUCCESSORS AND ASSIGNS

Subject to restrictions on Resident transfer, this Lease binds and benefits permitted successors and assigns.

15.13 RULES AND REASONABLE POLICIES

Property Management may establish reasonable rules concerning operation, safety, cleanliness, and use of the Property if they do not materially alter Resident's financial obligations or non-waivable rights and are consistent with law.

15.14 NO REPRESENTATIONS OUTSIDE THE LEASE

Resident acknowledges that Resident has not relied upon a promise or representation concerning the Premises or tenancy that is not contained in this Lease or an incorporated written agreement. Nothing waives a non-waivable right.

15.15 HEADINGS

Headings are for convenience and do not limit or modify meaning.

15.16 INTERPRETATION

Singular and plural include one another when appropriate. References to Articles and Sections are to this Lease unless otherwise stated. References to law include amendments and successor provisions.

15.17 TIME

When this Lease requires performance by a date or time, performance must occur by that deadline. Time is of the essence in this Agreement.

15.18 NO RELEASE EXCEPT IN WRITING

No Resident is released merely because Resident vacates, another Resident assumes a share of Rent, a replacement Resident is approved, or Residents agree among themselves. Release from future obligations requires Property Management's express written agreement.

15.19 COMPLIANCE WITH LAW

Landlord and Resident remain subject to applicable federal, state, and local law. Nothing in this Lease waives a non-waivable right or obligation. Applicable law controls a conflicting non-waivable Lease provision.

15.20 REQUIRED DISCLOSURES

Any disclosure, rider, notice, or other document required by applicable law and delivered in connection with this Lease is incorporated to the extent required by law.

15.21 SUBORDINATION TO MORTGAGE FINANCING

This Lease and Resident's interest in the Premises are subject and subordinate to all present and future mortgages, deeds of trust, financing liens, and other security instruments affecting the Property, and all renewals, modifications, consolidations, replacements, and extensions thereof, to the extent permitted by applicable law. Resident will execute reasonable documents confirming such subordination upon request, provided those documents do not materially alter Resident's rights or obligations except as permitted by law.

15.22 NEW YORK FLOOD DISCLOSURE

Landlord discloses that the Premises are **not located wholly or partially in a Federal Emergency Management Agency (FEMA) designated floodplain; are not located wholly or partially in a Special Flood Hazard Area (SFHA), also known as a 100-year floodplain; and are not located wholly or partially**

in a Moderate Risk Flood Hazard Area, also known as a 500-year floodplain, according to FEMA's current Flood Insurance Rate Maps for the area.

Landlord further discloses that, to Landlord's knowledge and reasonable knowledge, **the Premises have not experienced prior damage due to a natural flood event**, including heavy rainfall, coastal storm surge, tidal inundation, or river overflow.

NOTICE REGARDING FLOOD INSURANCE: "Flood insurance is available to renters through the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP) to cover your personal property and contents in the event of a flood. A standard renter's insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered."

By initialing below, you acknowledge and agree to the terms in Section 15.

X _____
Initial Here

16. Sign and Accept

16.1 RESIDENT ACKNOWLEDGMENT

By signing below, Resident acknowledges receipt of the Lease and all applicable addenda and disclosures incorporated into the Lease.

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed