



CENTRAL VIRGINIA REGIONAL MLS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Property Address:

252 St. Matthews St. Petersburg, VA
(Lease)

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) (i) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Lessee's Acknowledgment (initial)

VH (c) Lessee has received copies of all information listed above.

VH (d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor Date

Lessor Date

Lessee Date

Lessee Date

Agent Date

Agent Date

Amanisa Realty, LLC
PO Box 4579
Richmond, Virginia 23220
Telephone: (804) 263-2284

HOUSE LEASE

This Deed of Lease written this 9th day of June, 2023, between **Victor Manual Herrera and Karla Susana Cardona**; herein called Lessee and **Amanisa Realty LLC for Cherry Hill Properties, LLC**, called Lessor.

WITNESSETH:

THAT IN CONSIDERATION of the premises, rents and covenants herein expressed, Lessor hereby leases to Lessee and Lessee rents from Lessor, upon the terms and conditions herein set forth, that certain property known as **252 St. Matthews Street, Petersburg, VA 23803**, for the term commencing at **12 noon July 1, 2023** and ending at **12 noon June 30, 2024**, for the total sum of **\$16,800.00** payable in 12 equal monthly installments of **\$1,400.00** (one thousand, four hundred dollars) payable each calendar month, without notice, demand or deduction, to **Amanisa Realty, LLC**.

LATE FEES AND OTHER CHARGES

1. If any installment of rent is not received by Agent on or before the fifth (5th) day of any month, Lessee covenants and agrees to pay as additional rent the sum of **\$140.00**. Any late charge incurred must be paid with the rent payment for that month. A further penalty **\$15.00** will be levied for any subsequent month the rent remains unpaid. Lessor may begin eviction process if more than three rent payments are made later than the 15th day of the month. Lessee further agrees to pay Agent a handling charge of **\$35.00** for each check that is returned by the bank for insufficient funds or any other reason. In the event Lessee subleases or assigns this lease with approval of Lessor; Lessee shall pay Agent a fee of **\$100.00**. Lessee shall also reimburse Lessor for all costs including but not limited to the cost of legal notices and attorney's fees allowed by law incurred in collecting overdue rent.

SECURITY DEPOSIT

2. Lessee has paid or before occupying the premises agrees to pay the sum of **\$1,400.00** as security for the faithful performance by Lessee of his obligation hereunder. In the event of any breach or failure of Lessee hereunder, then Lessor shall have the right to use and apply the said security in the manner provided and permitted by law. Within seventy-two (72) hours following termination of the tenancy, Lessor or his Agent shall make a final inspection of the premises. Lessor or Agent will make reasonable efforts in notifying Lessee of the time of the move-out inspection, at which the Lessee may be present. If Lessee has faithfully performed his obligations hereunder, paid all rent and other charges due Lessor, returned all keys and left premises (including all fixtures, facilities and appliances) in the same condition as when the premises were occupied, except for reasonable wear and tear and normal depreciation, then Lessor shall within forty-five (45) days after the termination of tenancy and delivery of possession of premises, return the amount of the security to Lessee with such interest as required by law. If Lessor has made any deductions from security deposit or accrued interest as permitted by law, all of said deductions shall be fully itemized in writing within forty-five (45) days of termination of tenancy. No part of security or any accrued interest as required by law shall be applied by Lessee for payment of any part of the rent or other obligations due hereunder and Lessee shall pay rent required for each month as though no security was ever made. If Lessor sells the property during the term of this Lease or any continuation of such term, Lessee,

LESSEE(S) INITIALS VCH.

K C.

upon notification of the sale, consents to the transfer of such security deposit, plus any accrued interest required by law, to the purchaser of the property.

NOTICE REQUIRED TO TERMINATE

3. Unless terminated by either Lessee or Lessor by written notice at least 60 days prior to the end of the term as herein above set forth, this lease shall continue thereafter, upon the same terms and conditions for successive renewal terms of 12 months each until prior to the end of any such renewal term, either said party has given the other at least 60 days' written notice to terminate. Rent shall remain the same unless Lessor notifies the tenant in writing of a rent increase. The Agent is authorized to give or receive such notices for the Lessor.

LESSORS OBLIGATIONS

- 4.(a) Lessor shall under this Lease provide the following fixtures and appliances: **Stove**. Lessor will replace stove if the appliance ceases to function within one year of the execution of this lease only. Afterward, tenant(s) will be responsible for replacing the appliance. In order to obtain a replacement, tenant must report a malfunction to Landlord within 12 months of the lease.
- (b) Lessor shall make repairs to the premises required by normal wear and tear, shall do what is necessary to maintain the premises in a fit and habitable condition, and shall comply with the requirements of all applicable building and housing codes materially affecting health and safety. From time to time, Lessor may request that Lessee obtain an itemized estimate for non-emergency repairs to substantiate the need for the repairs.

LESSEES OBLIGATIONS

- 5.(a) Lessee shall use the premises only as a dwelling unit and in such a way so as not to disturb his neighbors or damage their property.
- (b) Lessee shall comply with all obligations primarily imposed upon Tenants by applicable provisions of building and housing codes materially affecting health and safety.
- (c) Lessee shall keep the premises that he/she occupies and uses, including all plumbing fixtures, facilities and appliances in the dwelling unit, as clean and safe as their condition permits; and shall unstop and keep all waste pipes thereon.
- (d) Lessee shall use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other fixtures, facilities and appliances in or about the premises, and Lessee shall reimburse the Lessor for all damages caused by the lessee(s)', his/her family(s)', agent(s)', guest(s)' or invitee(s)' negligent use or neglect of the aforementioned items.
- (e) Lessee shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities and appliances) or permit any person to do so, whether known by the Lessee or not, and Lessee shall be responsible for any damage caused by his failure to comply with this requirement.
- (f) Lessee shall conduct himself and require other persons on the premises with his consent, whether known by the lessee or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises.
- (g) Lessee shall, if he installs for his safety new burglary prevention and fire detection devices, provide Lessor with a duplicate of all keys and instruction on how to operate all devices and shall upon termination of tenancy, if requested by Lessor, remove all such devices and repair all damages.
- (h) Lessee shall not, except for 5.(g) above, make any alterations, additions or improvements without first obtaining Lessor's written consent and such, shall at the opinion of the Lessor, remain with the property or be removed by Lessee and premises returned to original condition at the expense of Lessee
- (i) Lessee shall protect by insurance or otherwise against injury or damage for whatever cause to his person or property of those on the premises with his consent, and Lessee shall indemnify

and hold Lessor harmless from all claims arising from any such injury or damage. (Nothing herein shall be constructed to relieve Lessor of any of his liability to Lessee arising under law.)

RULES AND REGULATIONS

- 6.(a) Lessee shall abide by all existing rules and regulations and other rules and regulations that may be imposed from time to time by Lessor or Agent. Lessee has read all existing rules and regulations, a copy of which is attached hereto and made a part thereof.
- (b) A violation of the rules and regulations imposed by the Lessor or Agent shall be considered a breach of this Lease for which the Lessor shall be entitled to appropriate relief, including but not limited to possession of the premises.

RENTAL APPLICATION

- 7. The Rental Application submitted by Lessee has been an inducement for Lessor to rent the premises to Lessee. If any material facts in the Rental Application are untrue or if the premises are occupied by anyone other than Lessee and his family as stated in the Rental Application, Lessor shall have the right to terminate this lease, to hold Lessee liable for any damage to the premises, to avail himself of all rights and remedies to which he may be entitled either at law or in equity, and to recover reasonable attorney's fees and costs as allowed by law.

SUBLEASING

- 8. Lessee shall not assign this Lease nor sublease the premises or any part thereof without the written consent of Lessor, which consent may be subject to whatever reasonable conditions Lessor may choose to impose. Any sublease approved by Lessor shall not in any way relieve Lessee from the obligations contained in this agreement.

DELIVERY OF POSSESSION

- 9.(a) In the event that Lessor is unable to deliver possession of the premises at the commencement of the tenancy, then the Lessor agrees to use whatever efforts are in its determination reasonable to secure possession of the premises for Lessee, including the recovery of possession as against a former occupant wrongfully holding over, but in no event, except for the willful and deliberate conduct of Lessor, shall Lessor be liable to Lessee for any delay in possession. Notwithstanding the provisions of the forgoing sentence, Lessee shall have no responsibility to pay for the time elapsing from the beginning of the term of this Lease until the premises are available for occupancy by Lessee.
- (b) Notwithstanding the provisions of 9(a) above, if this Lease Agreement is made prior to the construction or completion of the apartment or dwelling unit constituting the premises and the same shall not be ready for occupancy on the commencement date specified herein, then in those events, the said commencement date shall be construed to mean the date as of which the premises are ready for occupancy and Lessor has notified Lessee thereof. In that event, the first rental payment shall be prorated from the date that premises are ready for occupancy and Lessee has previously been notified thereof. A change in occupancy date shall not change the termination date of this agreement as set forth herein.
- (c) If under either (a) or (b) above, the premises are not available for occupancy by Lessee within 7 days after commencement of the term hereof, then either Lessor or Lessee may terminate this Lease without further responsibility of one to the other upon five (5) business days' written notice to the other

RECORD OF CONDITION

- 10. Lessor shall provide to Lessee within 3 business days of Lessee taking possession a statement of condition of the premises itemizing any damages existing, if any. This record shall be deemed to be correct unless Lessee objects in writing (no electronic communication within five (5) business days after receipt thereof.

LESSOR'S RIGHT TO ASSIGN

11. This Lease shall be subordinate to the lien of existing and future mortgages placed on the premises, and Lessee agrees to execute whatever additional agreements are required to so subordinate this lease. Lessor shall have the right to assign any of his rights under this agreement at any time.

EMINENT DOMAIN

12. Lessor shall have the right to terminate this lease if the premises of any part thereof, are condemned or sold in lieu of condemnation.

ACCESS BY LESSOR OR DESIGNATED REPRESENTATION

13. Upon reasonable notice to Lessee and at reasonable times, Lessor, Agent and their duly designated representative may enter the premises in order to (a) inspect property, (b) make the necessary or agreed repairs, decorations, alterations improvements, (c) supply necessary or agreed services, (d) exhibit the property to prospective or actual Lessees, prospective or actual buyers. In case of an emergency, Lessor, Agent or their designated representative may enter the dwelling unit without consent of Lessee. During the last ten- (10) days of this Lease or any renewal period, if the premises have been vacated, Lessor or Agent shall have access to the premises in order to make repairs or decorate for an incoming tenant. Upon written termination of lease by Lessee, Lessor has the right to show the apartment during the hours of 8 a.m. thru 6 p.m. Monday – Saturday without notice.

DEFAULT

14. If Lessee violates any of the provisions of this Lease or any of the rules and regulations imposed by Lessor or the Agent, or if any bankruptcy or insolvency proceedings are filed by or against Lessee (or a receiver or trustee is appointed for his property), or if the premises are vacated or abandoned, Lessor shall be entitled to avail himself of all rights and remedies to which he may be entitled, either at law or in equity (including, but not limited to, the right to terminate this Lease and recover possession) and Lessor shall be also entitled to recover reasonable attorney's fees and costs as allowed by law. Lessor's waiver of one default by Lessee shall not be considered to be a waiver of any subsequent default. Lessee waives the benefit of any exemption under the homestead, bankruptcy, and any other insolvency law as to his obligations in this Lease.

STATUTES

15. The rights and responsibilities of the persons signing this Lease are governed by the Virginia Residential Landlord and Tenant Act (Chapter 13.2, Title 55 of the Code of Virginia), and to the extent any provision of this lease is in conflict with the Virginia Residential Landlord and Tenant Act, the provisions of the Act will control.

ATTORNEY FEES

16. For purposes of this Agreement, if Lessee(s)' noncompliance with the Agreement or any applicable state or federal law causes Lessor and/or Agent to employ an attorney at law, Lessee(s) agrees to pay reasonable attorney's fees and costs allowed by law.

HABITABILITY

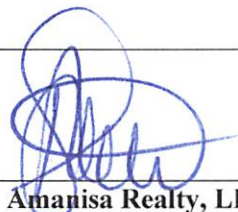
17. In the event that the property becomes uninhabitable, this lease becomes null and void.

THIS AGREEMENT is the entire agreement between the parties, and no modification or addition to it shall be binding unless signed by the parties hereto. The covenants, conditions and agreement contained herein are binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representative, successors and assigns. Lessees signing this Agreement shall be jointly and severally liable. Wherever the context so requires, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS the following signatures and seals:

X Victor Herrera (Seal) _____ (seal)
NAME OF TENANT Lessee
X _____ (Seal) _____ (seal)
Lessee
Karla Cardona (Seal) _____ (seal)
Lessee

Lessee (Seal) _____ (seal)

Lessee
By  (seal)
Amanisa Realty, LLC

LESSEE(S) INITIALS VH

KC

ADDENDUM TO LEASE

Building: 252 St. Matthews Street

- 1) Lessee(s) must keep all utilities connected at all times. Lessee understands that eviction proceedings would immediately begin if any of the utilities are disconnected since this creates safety and health hazards. Lessee(s) further understand that all utilities must be connected in the name of Lessee(s).
- 2) Tenant will be responsible for any charges incurred for water or sewer as a result of routine plumbing leaks including running toilets if such leaks have not been reported to the Landlord in writing within forty-eight hours of the leak. The tenant has been advised of the main shut off valve. In the case of a major leak, shut off the valve and immediately report to Landlord. Landlord will be responsible for charges related to the leak only if it was reported within those forty-eight hours provided the leak was not as a result of the tenant's actions. If a tenant discovered a major leak and failed to report immediately, the Landlord will not be responsible for the charges. Further, tenant(s) understands that if a leak or blockage is the result of actions of the tenant or any occupant of the house or tenant's guests, the tenant will be responsible for the repairs. Landlord is only responsible for leaks resulting from normal wear and tear of pipes or blockage from roots or concrete. V.A. X K.C. X
- 3) NO PETS are allowed in the dwelling without express written permission. Under no conditions are dogs allowed. If written permission is obtained, Lessee agrees to pay, in addition to monthly rent, **\$30.00** per month.
- 4) Tenant has been advised that the unit has been treated for pests and rodents. Tenant acknowledges that there are no visible signs of mold. At commencement of this lease tenant will be responsible for keeping the unit free of pests and must take appropriate steps to remedy any issues with pests and rodents. V.A. X K.C. X
- 5) Under no conditions are tenants allowed to smoke inside the dwelling.
- 6) Tenant may not possess, use, sell or distribute illegal drugs in the Leased Premises or anywhere in on the premises.
- 7) Tenant may not commit any act of violence or any illegal or felonious act on Premises.
- 8) Tenant shall not keep any firearms, guns or explosive devices in the leased premises except a weapon that the tenant has a current permit to keep. Tenant may not use the weapon in the leased premises.
- 9) It is agreed and understood that in the event of any unreasonable or unbecoming behavior on the part of the Lessee or his/her friends, on the premise, the Lessor may terminate this lease by giving Lessee 30 days notice of his intent to do so.
- 10) It is hereby agreed and understood that the only person(s) to live in the property are those listed on the face of this lease.
- 11) Tenant shall not use the parking area or any other portion of the property upon which the house is situated for repairing or working on automobiles, trucks and all other motorized vehicles shall be kept off the lawn at all times.

LESSEE(S) INITIALS V.A.

K.C.

- 12) NO BANDS, MUSICAL INSTRUMENTS OR LOUD MUSIC the use of which disturbs the neighbors' peaceful enjoyment of the premises.
- 13) No waterbeds are allowed in the apartment, and Lessee is subject to eviction. Lessee must also pay for all damages caused by waterbed.
- 14) In the event that Lessee locks himself out of his/her apartment, Lessee agrees to pay Lessor \$75.00 to enter his/her apartment between 9a.m. and 5 p.m. and 12 midnight; and \$150.00 after midnight.
- 15) Lessee fully understands that Lessor does not provide or install light bulbs. The replacement of bulbs is the tenant's responsibility.
- 16) Additional locks can be installed on the premise with the permission and consent of the Lessor, provided that the only type of locks installed are Schlage Locks, mastered to the Lessor's key system and Lessor must be provided with a key. NOTE: ALL LOCKS ARE THE PROPERTY OF THE LESSOR AND CANNOT BE REMOVED UPON VACATING THE PREMISE.
- 17) The Lessee is not allowed to paint or touch up his/her dwelling. Painting is only allowed by professional painters authorized by the Lessor.
- 18) Lessee(s) understand that Landlord does not carry insurance for Lessee(s) personal property and liability. Therefore, Lessee(s) are required to carry Renters' Insurance to cover their personal property and liability.
- 19) If you fail to object in writing to anything in the Statement of Condition within 30 days from the day your lease begins, you will be held liable for all damages found on the premise upon vacating the apartment.
- 20) Your lease begins at 12 noon on the first day of the month or on the day specified in your lease and will expire at 12 Noon on the last day of your lease. All keys must be turned in to the Lessor or his/her designee no later than 12 Noon on the last day of your lease. In the event that they are not returned by then, we will change the locks on your doors and deduct this cost from your Security deposit.
- 21) Scheduling of move out and move in times must be arranged with the management.
- 22) A Security deposit has been made by the Tenant to be held by the Lessor until the expiration of the Tenancy, at which time it will be returned if all the following conditions have been met: all terms of the lease have been fulfilled; keys have been turned in; and inspection of the property discloses that the unit is reasonably clean, and all damages, cleaning fees, rents and fees due have been paid. "Reasonably clean" means: the apartment is left free and clear of all debris, including floors swept, mopped, closets cleaned out, all windows and window sills washed clean, all woodwork and trim washed clean, and wiped clean, stove completely cleaned inside and out, including drip pans under the burners, any trash in the apartment and on the porches removed, bathroom toilet, tub, and sink cleaned thoroughly. All cabinets shall be wiped clean inside and outside. All light fixtures are to be cleaned and light bulbs replaced as necessary.
- 23) Lessee agrees to pay as rent in addition to the principal rental herein reserved, any sums which may become due by reasons of the failure of the Lessee to comply with the covenants of this lease, and any and all damages, costs and expenses which the Lessor may suffer or incur by

reason of any default of the Lessee or failure on his/her damages to the demised premise caused by any act or neglect of the Lessee.

24) In accordance with the current Section 8-3.10 of the City of Richmond Building Code concerning SMOKE DETECTORS: you are advised that all required smoke detectors (in your apartment) are present, have been inspected and are in good working order. Interim testing, care and maintenance of such smoke detectors shall be the responsibility of the Tenant. The Lessor shall be obligated to service, repair, or replace any malfunctioning smoke detectors within five (5) days of receipt of written notice. BATTERY REPLACEMENT if needed is a Tenant's responsibility. VH KC x

25) Under no circumstances should tenant tamper with or disable smoke detectors. VH KC x

26) You are advised that a carbon monoxide detector has been installed in your unit. This device has been inspected and is in good working condition. Interim testing, care and maintenance of such carbon monoxide detectors shall be the responsibility of the Tenant. The Lessor shall be obligated to service, repair, or replace any malfunctioning carbon monoxide detector within five (5) days of receipt of written notice. BATTERY REPLACEMENT if needed is Tenant's responsibility

27) By signing this lease, Lessee acknowledges that there are no visible signs of molds in the dwelling and that the dwelling is in move-in condition and acceptable to the Lessee. VH KC x

28) Lessee acknowledges that Lessee has completed a visual inspection of all painted surfaces in the dwelling unit and there's no visible evidence of disturbed paint surfaces in the dwelling unit. VH KC

29) Rent payments are accepted electronically, money orders, certified check, traveler's check or personal check drawn on a Richmond bank.

30) Returned checks Lessee further agrees to pay Lessor a handling charge of \$35.00 for each check returned by the bank for insufficient funds or any other reason. If such dishonored check plus charges due hereunder remains unpaid for 30 days following written notice of dishonor sent to Lessee by registered or certified mail, Lessee further agrees to pay an additional \$100.00.

31) In the event that the bank for any reason dishonors Lessee's personal check all future payments must be made in cash or by certified check.

32) No flags, lights or decorations are to be placed on premises without express written permission from Lessor. **NO grills allowed on the premises without written permission of the Landlord.** NO trash or furniture is allowed anywhere on the grounds of the property.

33) Tenant must take all necessary steps to keep mold from forming such as turning on bathroom fans when taking showers and keeping the house well ventilated and promptly reporting any leaks to Landlord.

34) In instances where tenant has an outstanding balance with the Landlord, any payments received would first be applied to the balance. These balances can include amounts owed for tenant caused damages, etc.

35) Patio shall be kept in a neat and orderly manner at all times, and shall never be used for the purpose of storage. No clotheslines or hanging apparatus shall be affixed to privacy or patio

LESSEE(S) INITIALS VH KC

enclosures. No clotheslines will be permitted. No furniture, vehicle tires, boxes, or any other items deemed inappropriate by management, will be permitted on patios, balconies, or in common areas.

- 36) All garbage must be bagged and placed in the designated garbage receptacle.
- 37) If Lessee(s) does not reveal all other names used or all social security numbers used, this will be grounds for eviction.
- 38) Lessee is responsible for purchasing and changing the filters in their heating and cooling system at least once monthly in order to ensure that the unit performs well. Damages resulting to the unit from not replacing filter or not replacing regularly will be assessed to tenants.
- 39) Lessee is responsible for lawn and yard maintenance (yard must be free from debris/garbage and grass should be cut regularly. Any fines imposed by the City of Richmond for uncut grass will be assessed to the Lessee by Amanisa Realty LLC).
- 40) All routine repairs must be made in writing to the Landlord's address on the lease or landlord portal.

NOTE: SECURITY DEPOSITS ARE NOT THE FIRST MONTH'S RENT AND CANNOT BE USED AS THE LAST MONTH'S RENT.

AGREED AND ACCEPTED THIS 9th DAY OF June, 2023

X Nickie M. Hall

SIGNATURE OF TENANT/LESSEE

X Karla Cardona

SIGNATURE OF TENANT/LESSEE

LESSEE(S) INITIALS VH

KC

MOLD ADDENDUM TO LEASE

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT
BETWEEN William R. Kelly (OWNER OR AGENT) AND
(TENANT(S)) FOR THE PREMISES LOCATED AT 1500 S. 1st St. & Cordova

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.

TENANT(S) AGREE TO

- KEEP THE PREMISES CLEAN AND REGULARLY DUST, VACUUM AND MOP.
- USE HOOD VENTS WHEN COOKING, CLEANING AND DISHWASHING
- KEEP CLOSET DOORS AJAR
- AVOID EXCESSIVE AMOUNTS OF INDOOR PLANTS
- USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE
- USE CEILING FANS IF PRESENT
- WATER ALL INDOOR PLANTS OUTDOORS
- WIPE DOWN ANY MOISTURE AND/OR SPILLAGE
- WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING
- WIPE DOWN ANY VANITIES/SINK TOPS
- AVOID AIR DRYING DISHES
- NOT "HANG-DRY" CLOTHES INDOORS
- OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PREMISES
- WIPE DOWN FLOORS IF ANY WATER SPILLAGE
- HANG SHOWER CURTAINS INSIDE BATHTUB WHEN SHOWERING
- SECURELY CLOSE SHOWER DOORS IF PRESENT
- LEAVE BATHROOM AND SHOWER DOORS OPEN AFTER USE
- USE DRYER IF PRESENT FOR WET TOWELS
- USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES
- REMOVE ANY MOLDY OR ROTTING FOOD
- REMOVE GARBAGE REGULARLY
- WIPE DOWN ANY AND ALL VISIBLE MOISTURE
- WIPE DOWN WINDOWS AND SILLS IF MOISTURE PRESENT
- INSPECT FOR LEAKS UNDER SINKS
- CHECK ALL WASHER HOSES IF APPLICABLE
- REGULARLY EMPTY DEHUMIDIFIER IF USED

TENANT (S) SHALL REPORT IN WRITING

- VISIBLE OR SUSPECTED MOLD
- ALL A/C OR HEATING PROBLEMS OR SPILLAGE
- PLANT WATERING OVERFLOWS
- MUSTY ODORS,
- SHOWER/BATH/SINK/TOILET OVERFLOWS
- LEAKY FAUCETS, PLUMBING, PET URINE ACCIDENTS
- DISCOLORATION OF WALLS, BASEBOARDS, DOORS, WINDOW FRAMES, CEILING
- MOLDY CLOTHING, REFRIGERATOR AND A/C DRIP PAN OVERFLOWS
- MOISTURE DRIPPING FROM OR AROUND ANY VENTS, A/C CONDENSER LINES
- LOOSE, MISSING OR FAILING GROUT OR CAULK AROUND TUBS, SHOWERS, SINKS, FAUCETS, COUNTERTOPS, CLOTHES DRYER VENT LEAKS
- ANY AND ALL MOISTURE

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem. Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: Owner or agent reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that Owner or agent may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and owner or agent shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

HOLD HARMLESS: If the premises is or was managed by an agent of the Owner, TENANT(S) agree to hold Agent and its employees harmless and shall look solely to the property Owner in the event of any litigation or claims concerning injury, damage or harm suffered due to mold or mildew.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

XV H
Tenant
XK C
Tenant

[Signature]
Owner or Owner's Agent
Date 4/9/23

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT
LIVING ROOM & HALLWAY (con't.)					
Drapes	x				
Doors	x				
Closet – Stair Railings	x				
BEDROOM # 1					
Walls & Ceilings	x				
Floor & Carpet	x				
Woodwork	x				
Windows & Screens	x				
Drapes	x				
Doors	x				
Light Fixtures & Outlets	x				
Closets	x				
BEDROOM # 2					
Walls & Ceilings	x				
Floor & Carpet	x				
Woodwork	x				
Windows & Screens	x				
Drapes	x				
Doors	x				
Light Fixtures & Outlets	x				
Closets	x				
BEDROOM # 3					
Walls & Ceilings	x				
Floor & Carpet	x				
Woodwork	x				
Windows & Screens	x				
Drapes	x				
Doors	x				
Light Fixtures & Outlets	x				
Closets	x				
BEDROOM # 4					
Walls & Ceilings	x				
Floor & Carpet	x				
Woodwork	x				
Windows & Screens	x				
Drapes	x				
Doors	x				

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT
BEDROOM # 4 (con't.)					
Light Fixtures & Outlets	x				
Closets	x				
BEDROOM # 5					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					
Drapes					
Doors					
Light Fixtures & Outlets					
Closets					
BATHROOM # 1					
Walls & Ceiling	x				
Floor	x				
Woodwork	x				
Light Fixtures & Outlets	x				
Shower Fixtures	x				
Rods & Soap Dishes	x				
Medicine Cabinet	x				
Tub	x				
Water Closet & Seat	x				
Lavatory	x				
Door – Tissue Holder – Fan	x				
BATHROOM # 2					
Walls & Ceiling	x				
Floor	x				
Woodwork	x				
Light Fixtures & Outlets	x				
Shower Fixtures	x				
Rods & Soap Dishes	x				
Medicine Cabinet	x				
Tub	x				
Water Closet & Seat	x				
Lavatory	x				
Door – Tissue Holder – Fan	x				

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT
BATHROOM # 3					
Walls & Ceiling					
Floor					
Woodwork					
Light Fixtures & Outlets					
Shower Fixtures					
Rods & Soap Dishes					
Medicine Cabinet					
Tub					
Water Closet & Seat					
Lavatory					
Door – Tissue Holder – Fan					

MISCELLANEOUS					
Heating Unit	x				
Air Conditioning Unit	x				
Smoke Detector	x				
Deadbolt Locks	x				
Window Locks	x				
Sliding Glass Door Secondary Locking Device					

OTHER: _____					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					
Drapes					
Doors					
Light Fixtures & Outlets					
Closets					

OTHER: _____					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					
Drapes					
Doors					
Light Fixtures & Outlets					
Closets					

VACATE	
Forwarding Address: _____ _____ _____ _____	Lease Period Fulfilled: Yes____ No____ Written Confirmation of payment in full of all applicable utility charges? Yes____ No____
_____ Tenant Signature Date	_____ Tenant Signature Date
_____ Tenant Signature Date	_____ Landlord/Agent Signature Date
DEPOSITS	
Deposits:	\$ _____
Delinquent Rent:	\$ _____
Utilities Charges:	\$ _____
Repair and / or Cleaning Charges:	\$ _____
_____ Due to/ _____ From Tenant:	\$ _____

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AMANISA REALTY, LLC
PO BOX 4579
Richmond, Virginia 23220
Telephone: (804) 263-2284

June 9, 2023

252 St. Matthews Street
Petersburg, VA 23803

Welcome to 252 St. Matthews Street. Attached are a copy of your lease, lead brochure and mold guide. Please note your monthly rent payment must be received by the 1st day of each month and no later than the 5th day of each month. Payments received after the 5th day of the month must include your late fee of \$145.00. Payment received later than the 5th may result in start of the eviction process.

Please pay your rent electronically at apartment.com. You will receive a notice from Landlord shortly after moving in to set up your rent for payment.

Please report maintenance issues in writing and mail to the above address or report on apartment.com. In case of an emergency that could affect life and safety, call 911 immediately, then report to Landlord. In case of fire, please call 911 immediately. Your life and your safety are our primary concerns. Call Landlord within 24 hours for water leaks.

All smoke detectors present for the above property have been carefully inspected before your occupancy and were found to be in good working order. You are responsible for reasonable care including battery replacement and interim testing of each smoke detector. You must notify this office in writing promptly if your smoke detector needs repair. Under no circumstances should you disable the smoke detectors.

Tenants are prohibited from smoking inside the house or throwing cigarette butts, beer cans and other trash on the property.

If your rental has a heating and cooling unit that requires filter, you are also responsible for purchasing and changing the filters in your heating and cooling system at least once monthly in order to ensure that the unit performs well. You are also required to care for and replace blinds if necessary. Landlord is not responsible for replacing blinds.

No sharp objectives should be used on the counter tops for cutting/chopping without the use of a cutting/chopping board to protect the countertop and bathroom rugs should be used at all times to prevent water soaking through the floors and potential falls. As a reminder, tenants are responsible for damages not due to normal wear and tear. The floors are wood floors and cannot be washed with copious amounts of water but should be dry mopped and cleaned with products specifically designed for cleaning floors.

As a reminder, to reduce the risk of fire, clean out lint from your dryer after each use and keep dryer vent free of lint.

You are responsible for any plumbing blockage or leaks as a result of your or your guests' actions. Landlord is only responsible for blockage caused by trees, pipe collapse/issues or concrete. Only toilet tissue can be placed in the toilet (no wipes, diapers or sanity products can be flushed in the toilets). Anything else will result in a blockage of the city sewers which can only accommodate toilet tissue. Also no oil or grease can be dumped in the sinks or toilets. Instead dispose of them in your garbage cans since they will result in blockage of the pipes which will be the responsibility of the tenant.

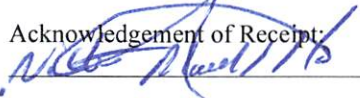
The following is the responsibility of the tenant: All utilities (including water and sewer). Please note in accordance with the terms of your lease, all utilities must be turned on by the Lessee(s) named in the lease.

- Lawn and yard maintenance (yard must be free from debris/garbage and grass should be cut regularly. Any fines imposed by the City of Richmond for uncut grass will be assessed to the tenant by Amanisa Realty LLC).

Thank you.

Allana John
Amanisa Realty, LLC

Acknowledgement of Receipt:

x 

[illegible]

REPUBLICA DE GUATEMALA

CARDONA JIMENEZ

KARLA SUSANA
Nacionalidad / Nationality
GUATEMALTECA

Fecha del nacimiento / Date of Birth

30 JUL / JUL 79

2000 1383

RETALHULEU CHAMPERICO

Fecha de Emisión / Date of Issue

16 JUL / JUL 18

Fecha de vencimiento / Date of expiry

15 JUL / JUL 23

Identified No. / ID No.

2663876751107

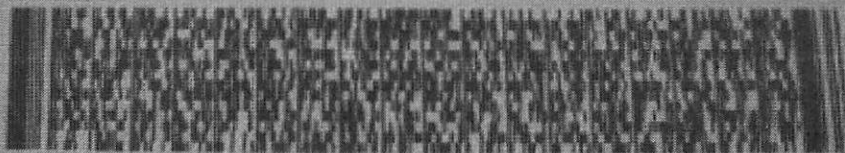
Date of birth:

Autordad / Authority

MIN REL EX

For the Librarian: Elizabeth H.

F633639D



P<GTMCARDONA<JIMENEZ<<KARLA<SUSANA<<<<<<<<<
2663876758GTM7907304F2307150F6336390<<<<<<14

REMARKS

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THE UNIVERSITY OF CHICAGO

REPUBLICA DE GUATEMALA

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*GTMHERERA<ALVARADO<<VICTOR<MANUEL<<<<<<<
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Virginia Statement of Tenant Rights and Responsibilities as of July 1, 2020

This is a summary of tenants' rights and responsibilities under the Virginia Residential Landlord and Tenant Act. This summary does not modify your lease or Virginia law. A lease cannot give up a tenant's rights under the law. The information below is not intended as legal advice. Tenants with questions are encouraged to contact their local legal aid program at (866) 534-5234 or valegalaid.org/find-legal-help.

Tenant Rights

Applications:

Tenants may be charged a nonrefundable application fee of no more than \$50 (not including third party costs for a background check) and a refundable application deposit. If the tenant does not rent the unit, the application deposit must be returned, minus any actual costs or damages. (§55.1-1203)

Written lease:

Under the VRLTA, a landlord is required to provide a tenant a written lease. If a landlord fails to do so, the VRLTA still protects a tenant by establishing a statutory lease between landlord and tenant for 12 months not subject to automatic renewal. (§55.1-1204)

Disclosure:

A landlord must reveal certain information to the tenant, including any visible evidence of mold (§55.1-1215), the name and address of the owner or property manager (§55.1-1216) and notice of sale or foreclosure of the property. (§§55.1-1216, 1237).

Security Deposit:

A landlord may require a security deposit of up to two month's rent. Within five days of move in the tenant has a right to object to anything in the move-in report. The tenant also has a right to be present at a move-out inspection, which must be made within 72 hours of delivery of possession. (§§55.1-1214, 1226)

Receipts:

Upon request, a tenant is entitled to a written receipt of rent paid by cash or money order. Upon request, a tenant is entitled to a written statement of all charges and payments over the past 12 months. (§55.1-1204(D), (I))

Privacy:

A landlord may not release information about a tenant without consent, except under certain conditions, which are generally when tenant information is already public. (§55.1-1209)

Fit and Habitable Premises:

A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. (§55.1-1220) To enforce the right to get repairs, a tenant must be current in rent, give the landlord written notice and wait a reasonable period. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. This must be filed no later than five days after rent is due. There is no rent withholding in Virginia, except under repair and deduct. (§55.1-1244)

Repair and Deduct:

If an issue on the property affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 days after written notice from the tenant, the tenant may contract to have the repair done by a licensed contractor at a cost of not more than \$1,500, or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the landlord an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. (§55.1-1244.1)

Eviction:

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. (§§55.1-1245, 1252). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days. (§44-209)

Redemption (Pay & Stay):

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to two business days before the Sheriff's eviction and have the eviction cancelled. A tenant may use one of these rights only once in a 12-month period. (§55.1-1250)

Tenant Responsibilities**Rent:**

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. (§55.1-1204)

Late Fees:

If rent is not paid on time, the tenant must pay a late fee if the lease requires one. A late fee can be no more than 10% of the monthly rent, or 10% of the unpaid balance, whichever is less. (§55.1-1204(E))

Insurance:

A tenant may be required to have and pay for renter's insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

Access:

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlord's request is unreasonable. Unless impractical due to an emergency, the landlord must give 24-hours' notice of maintenance. If the tenant requests maintenance, notice is not required. (§55.1-1229)

Maintain Fit and Habitable Premises:

The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of visible mold and use reasonable efforts to prevent moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. (§55.1-1227)

Fair Housing:

The tenant may have a right to file a fair housing complaint if the landlord or property manager violates the Virginia Fair Housing Act. (§36-96.1 et seq)

COVID-19 Relief:

A tenant not getting paid due to the state of emergency declared by the Governor for the COVID-19 virus can get an eviction lawsuit for nonpayment of rent postponed for 60 days by showing up on their court date and providing written proof within 90 days after the Governor ends the declaration of emergency. (§44-209)



Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

In accordance with Section §55.1-1204 of the Code of Virginia, the undersigned parties hereby acknowledge that with respect to the dwelling unit known as:

252 St. Matthews St, Petersburg, VA

the Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website (dhcd.virginia.gov/landlord-tenant-resources) pursuant to Section §36-139 Code of Virginia.

Landlord Signature

Allana John

Printed Name

6/9/23

Date

Landlord Agent (if applicable)

Printed Name

Date

X Nicklas Hall

Tenant Signature

Printed Name

Date

X Karla Cardona

Tenant Signature

Printed Name

Date

Tenant Signature

Printed Name

Date

Tenant Signature

Printed Name

Date