

RESIDENTIAL LEASE

In consideration of the mutual covenants and conditions contained herein, Landlord and Tenant agree as follows:

LEASE TERMS: Initial Term of Lease begins: 09/29/2026 Lease Term ends: **NOON** on 09/27/2027

Move In Date: **NOON** on _____ **Rent due for access:** _____ **due prior to taking possession**

Lease term total: 12 months.

Monthly Rent: \$ \$1,715.00 (payable to Landlord in full without off-set at such place as Landlord shall designate on or before the first day of each month).

Security Deposit: \$2,497.50.

Liability Waiver: \$14.00 /month.

Upon receipt of tenant insurance declaration per specified guidelines outlined in insurance addendum, liability waiver will be removed from monthly charges.

Pet Rent: \$ _____ /month.

Resident's Benefits Package: \$ \$45.00 /month.

Internet: \$ _____ /month.

Utility Reimbursement (If applicable): \$ _____ /month.

Other Ancillary Charges (if applicable): \$ n/a /month.

Parking Rate (If applicable): \$ _____ /month.

Total monthly charges

\$ Total: \$1,774.0 /month.

Leasing and Occupancy Fees

Lease Administration Fee: 250
 Lease Termination Fee: One month's rent charge
 Non-Refundable, One-Time Pet Fee: \$250-\$350 per pet
 Utility turn over fee: \$150.00 + actual cost of utilities.
 Tenant addition and/or removal fee: \$250 per occurrence
 Lease Modification Fee: \$250
 Lease Renewal Fee: \$250
 Lease Addendum Administration Fee: \$50
 Entry to home- lost key: \$150
 Key Replacement: \$25
 Lock Change: \$75.00 + actual cost.
 Electronic door code change: \$50
 Lockbox Replacement Fee: \$50
 Garage Door Opener Replacement: \$150.00
 Month to Month Occupancy: \$150.00 additional monthly rent
 Resident Benefit Package: \$45.00/month
 Tenant Liability Insurance Fee: \$14.00/month
 Abuse of utilities: \$25/occurrence + repair cost (if applicable)
 Abuse or removal of fire alarm, smoke detector or fire sprinkler: minimum \$150/occurrence.
 Trash fee: \$25 minimum + cost of removal
 Smoking Fee: \$250 + cost to remediate.

Notices of Lease Violation: \$75.00
 Code Violation (City, County or State): \$25.00 + actual fine.
 Common Interest Community (HOA) Fine :\$50.00 + actual fine
 Attorney's Fees: \$140 + court costs
 Late move out fee: \$250 + Holdover rent.
 Holder Rent: 150% of per diem rent
 Failure to sign renewal lease: \$150/month unsigned

Payment Related Fees

Service Fee for issuing 5 day pay/quit: \$30.
 Non-sufficient funds fee/returned check fee: \$50
 Online payment fee: charged by software, not collected by landlord and subject to change.
 Late Fee: 10% of rent

Maintenance Related Fees

No-Show or denied access for Maintenance or Property Evaluation: \$99
 Trip charge where no service is needed upon arrival of technician: \$99
 Tenant paid maintenance: \$99.00 per hour + supplies.
 Maintenance Administration Fee: \$150/work order (if tenant caused maintenance is needed)

Pursuant to Virginia Code ann. § 55.1-1204.1, no fee shall be collected unless it is listed above or incorporated into this agreement by way of a separate addendum after execution of this rental agreement.

This Lease Agreement (the "Lease") is made as of 08/07/2026, along with all schedules and addenda is made by and between: Ridge Real Estate Group, LLC (Landlord / Owner), through Real Property Management: Richmond Metro

("Listing Broker" who represents Landlord) whose address is 1100 Welborne Dr Suite 300 Richmond, VA 23229 and

Bratavious A. Watts, Kandyce N. Rives

(hereinafter referred to as "Tenant(s)") and N/A ("Leasing broker" who does or does not X represent Tenant). Listing broker is sometime hereinafter referred to as "Agent." Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

Address of the Leased Premises:

3418 Carolina Avenue - B, Richmond, VA 23222 (referred to as the Property or the premises);

Tenants and Occupants:

Bratavious A. Watts, Kandyce N. Rives

Sayoni Rives, Kennedy Rives, Ryann Rives

No other persons may occupy the Property without written consent of Landlord.

Co-signer(s): _____

1. **MONTHLY RENT:** Where more than one Tenant signs this Lease Agreement, responsibility for rent payments will be joint and several, and Landlord is not liable for any understanding which may exist between two or more Tenants as to the portion of the rent that one Tenant may be required to pay, as opposed to another Tenant. Landlord will track payments for rent as a single account and will not be responsible for providing tenant with any reports specifying which tenant paid which amount. Consequences for failure to pay rent in full will affect all tenants equally.
2. **SECURITY DEPOSIT:** (If security deposit alternative is not utilized, Security Deposit shall be held by Landlord, and Tenant waives any interest accrued on same). Where more than one Tenant signs this Lease Agreement, a deduction to be made from the security deposit will be joint and several, and Landlord is not liable for any understanding which may exist between two or more Tenants as to the portion of the security deposit that one Tenant may be entitled to, as opposed to another Tenant. Landlord will draw one check payable to the one designated Tenant outlined on pg. 40, and forward same to forwarding address provided to Landlord by written notice as required herein.
 - a. Tenant agrees to pay Landlord the Security Deposit referenced below to secure Tenant's payment and performance of all obligations under this Lease. Tenant acknowledges that the Security Deposit may be held in an interest-bearing account. Tenant waives any right to any portion of interest on the Security Deposit. Interest may be retained by Landlord to off-set the costs of maintaining such account and other costs of administration hereunder. Upon reasonable notice to Tenant during the Lease Term Landlord may apply all or any portion of the Security Deposit to satisfy Tenant's obligations hereunder, and Tenant agrees to replace the so-used portion of the Security Deposit within five (5) days of receiving written notice thereof. If the Security Deposit is insufficient to cover such obligations, Tenant agrees to pay any deficiency within five (5) days of receiving written notice thereof and to replace the Security Deposit in full. After termination of the Lease for any reason, the Security Deposit may be used by Landlord to cover all damages, repairs, unpaid Rent or Additional Rent, costs, fees and other Tenant obligations hereunder. The unused portion of the Security Deposit, if any, shall be refunded to Tenant in accordance with law. Tenant must provide Landlord with a forwarding physical address after termination of this Lease. If Tenant has not provided a forwarding physical address within thirty (30) days of termination of this Lease, Landlord will send the security deposit to the last known address of Tenant.
 - b. If the Property Management Agreement between the Landlord and Agent ends at any point during the tenancy or at the end of the tenancy, Agent will transfer security deposit funds held in escrow to Landlord (transferee) in order to disperse in accordance with the law. RPM Richmond Metro is thereafter released from all liability for the return of the Security Deposit to Tenant. If such a transfer occurs, Tenant agrees to look to the transferee solely for the return of the Security Deposit and to release Landlord and/or Agent, as the case may be, from all obligations and liability relating thereto.

All security deposits disputes must be made in writing using the supplied security deposit dispute form and all Tenants must sign off on dispute before it can be considered. Tenant acknowledges that Security Deposit Dispute form will be evaluated based off of move in and move out evaluation photos only.

3. **PETS:** _____ No pet of any kind may be kept in or about the premises.

_____ **X** Tenant shall be permitted to keep the following pets on the premises:

Pets of any kind will need to be approved.

a. Said pet(s) shall only remain on the premises under the following terms and conditions:

\$ _____ per month pet rent will apply.

Nonrefundable Pet Fee: \$ 250 / **pet**

b. Tenant agrees that only those pets identified herein shall be permitted and that if Tenant allows other pets to remain on the premises, then same shall be grounds for Landlord to declare this lease in default. Should this consent be granted; Tenant(s) acknowledge that such consent may be revoked at any time at the sole discretion of Landlord, and that furthermore, Tenant will still be held responsible for the remainder of the lease and will be bound by all other terms of the contract. If Landlord is made aware of an unauthorized pet on the Premises, Tenant agrees to pay a penalty of \$250.00 as Additional Rent within five (5) days of receiving written notice thereof.

c. Tenant agrees to assume all liability or responsibility for any and all damage caused by said pet(s) and shall pay for the costs of having carpeting professionally cleaned, repaired or replaced and the costs of having the premises professionally exterminated.

4. **UTILITIES:** Water/Sewer/Trash and Landscaping are included in the lease and Landlord is responsible for activation and payment of above utilities. If internet is included above, Tenant is responsible for hook up of WIFI. All other utilities are the responsibility of the Tenant and Tenant is to order all utility services in tenant's name. Tenant is responsible for researching which utilities service the Property. If Tenant is responsible for activation of any utilities and does not set up utilities in Tenant's name by move in date, **there will be a \$150 fee added to the Tenant's ledger.**

Landlord is not responsible for any increase in tenant paid utility bills that occur during tenancy.

If certain utilities are included in your lease, due to increasing utility costs and other market factors, your landlord reserves the right to adjust this at a future date, providing Tenant with a 30-day notice of such adjustment. Landlord may charge a flat monthly amount or pass through the actual cost of utility.

Should landlord adopt a method of tenant utility billing by using a utility allocation formula, Management will provide a 30-day written notice. If a utility allocation formula is used, Management will calculate Resident's allocated share of the utility services in accordance with state and local laws. When billed by Management, Resident's utility bills shall be treated as additional rent and payable to Management office on first of each month.

Landlord shall not be liable for the failure to provide these services or for the interruption of such services if such failure or interruption is due to any cause beyond the control of Landlord.

5. **APPLIANCES INCLUDED:** Refrigerator, Oven, Microwave, Dishwasher, and Washer/Dryer . Any washer/dryer provided in "as-is" condition and may not be repaired or replaced by Landlord.

6. **LATE FEES:** If monthly Rent is received after the 5th day of the month, Tenant agrees to pay a late charge of 10% of the monthly rent. Tenant agrees to pay a fee of \$50.00 for any returned checks, in addition to the late charges, for each check returned to Landlord. If any check is returned unpaid to Landlord, Landlord may require all future payments to be by certified or cashier's check, cash or money order. Late fees and returned check fees shall be deemed Additional Rent hereunder.

7. **TERMINATION AND RENEWAL:** Either party may terminate this Lease **at the end of the Initial Term** or any subsequent renewal term upon written notice given to the other party at least **Ninety (90)** days prior to the end of said term. In the event that the Tenant(s) are providing the aforementioned notice to terminate, **all leaseholders must provide written notice of termination at least ninety (90) days prior to the end of said term.** If notice to terminate is not received by each tenant, then the lease shall renew as outlined below and the remaining tenants will need to account for the lost income of the non-renewing tenant. Remaining Tenants may move forward with a tenant(s) replacement as outlined in section 9.

Notice to vacate must be received in writing and acknowledged by Landlord/Agent in order to be accepted. Tenants are encouraged to email their notice of non-renewal to Support@rpmrichmondmetro.com.

If Landlord/Agent issues an offer to renew, a new lease will be sent via the tenant portal for all parties to sign. If renewal offer is accepted, all parties to the lease agreement must sign the new lease via the tenant portal and the Lease Renewal Fee will be assessed.

In the event Tenant(s) and cosigner(s) do not sign the new lease *and* Landlord does not receive a notice of intent to vacate at least 90 days prior to the expiration of the current lease term, then this lease **shall automatically renew at the terms offered in the notice to renew**, and a lease renewal fee of **\$250** will be assessed and added to the tenant ledger at the start of the new 12-month term.

If any Tenant wishes to move out at the end of the lease term and there are any remaining tenants who have not submitted proper notice to vacate, they will need to account for the lost income of the non-renewing tenant for new lease term. Upon approval, remaining Tenants may move forward with a tenant(s) replacement as outlined in section 9.

In the event not all parties to the lease agreement sign the renewal lease, the new lease terms will remain in effect.

If no such notice is given as outlined above by either party, this lease shall:

 Automatically convert to a month-to-month tenancy requiring at least thirty (30) days prior written notice to terminate. If this section applies, Landlord may increase monthly Rent by up to ten percent (10%) or \$150.00, whichever is greater, by providing ninety (90) days advance written notice to Tenant.

 Terminate.

 ✓ Renew on the same terms and conditions for a term of 12 months , except that rent for the renewal term shall increase by 7% for the renewal term. A lease renewal fee of \$250.00 will be assessed and added to the Tenant Ledger at the start of the new 12-month term.

8. **EARLY LEASE TERMINATION:** If Tenant decides to terminate this lease prior to the lease end date or any renewal term hereafter, Tenant will be responsible for the rent until the Landlord/Agent finds a suitable replacement and Tenant will pay an additional penalty equal to one month's rent to cover the leasing costs. If a tenant pays for any utilities, those utilities must remain on, and Tenant will be rent responsible until a new tenant moves or the lease expires- whichever happens sooner.

9. **TENANT REPLACEMENT:**

- **Notice Requirement:**

- Written notice of intent for a Tenant Replacement must be provided by **all tenants listed on the lease agreement** at least **120 days prior to the lease termination date.**
- The written notice must include the name(s) of the departing and proposed incoming tenant(s).
- New tenants must apply for the property and be approved to rent the property **at least 90 days prior** to the lease termination date.

- **Application and Approval:**

- The proposed incoming tenant(s) must submit a complete application, including any required fees, and receive written approval from the Landlord/Agent prior to moving in.
- Approval is contingent upon meeting the same screening criteria as all original leaseholders.

- **Responsibilities:**

- The departing tenant(s) remain responsible for all lease terms, including rent, until the new tenant(s) are fully approved and have signed the lease. Outgoing tenants understand that the entire existing security deposit will remain intact and that by signing the

Addendum, they are forfeiting any rights to this deposit. Any transfer of SD funds should be handled privately between the incoming and outgoing tenants.

Lease Modification Fee (\$250) will be assessed upon approval of Tenant Replacement.

Limitations:

Tenant Replacements are not guaranteed and are subject to Landlord/Agent discretion.

Failure to comply with these guidelines may result in denial of the tenant replacement request or additional fees.

Note: The property remains bound by the original lease terms unless all parties, including the landlord and approved new tenant(s), execute a formal amendment to the lease.

10. DELIVERY OF POSSESSION

In the event that Landlord is unable to deliver possession of the Property on the Commencement Date, then Landlord agrees to use reasonable efforts to secure possession of the Property for Tenant, including the recovery of possession as against a former occupant wrongfully holding over, but in no event, except for the wilful and deliberate conduct of Landlord, shall Landlord be liable to Tenant for any delay in possession or damages incurred related to such a delay.

Tenant understands and agrees that the handing over of possession of the property only occurs when keys are provided to tenant and/or returned to Landlord/Agent.

Tenant understands and agrees that Tenant's failure to return keys may result in the accrual of additional rent and/or other charges.

11. **APPLICATION OF FUNDS:** All funds received from Tenant shall be first applied to Tenant's oldest outstanding Rent or other obligation due, regardless of any payment notation or directive by Tenant.

12. **PROPERTY OWNERSHIP:** If Landlord does not own the Property, the owner of the Property shall be referred to herein as "Owner". If applicable, Landlord represents that it is authorized by Owner to enter into this Lease

Owner Is X or is not a licensed Real Estate Agent.

13. **CONDITION OF THE PROPERTY:** Tenant acknowledges that he/she has inspected the Property and accepts the same "**AS IS**", with the exception of the following: See move in assessment provided to tenant at move in. Move in inspection to occur on or one business day before date of occupancy; By signing this Agreement, the Tenant acknowledges that the unit is safe, clean, and in good condition except as described on the Move-In Inspection report. If the move-in inspection report reflects that there is no visible evidence of mold in areas readily accessible within the interior of the dwelling unit, and the tenant does not object thereto in writing within five days after receiving the report, there shall be a rebuttable presumption that no mold existed at the time of the move-in inspection. The Tenant agrees that all appliances and equipment in the unit are in good working order, except as described on the Move-In Inspection Report. Tenant also agrees that the Landlord has made no promises to decorate, alter, repair, or improve anything considered cosmetic and not necessary to maintain the habitability of the property according to the VRLTA.

Tenant will be emailed a move in assessment form to be completed within 5 days of move in. If Tenant fails to return move in assessment to agent, Tenant certifies that the move in inspection report conducted by agent is true and accurate and Tenant forfeits the right to dispute security deposit disposition charges.

14. **REPAIRS AND MAINTENANCE:** All ordinary maintenance, repairs and upkeep shall be the responsibility of Tenant. If applicable, Tenant agrees to maintain the lawn and all landscaping by watering, fertilizing, cutting and trimming as needed, keep Property free of leaves and debris, clear the gutters free of leaves and debris, remove snow and ice from sidewalks, driveways, decks and/or patios, and otherwise maintain the exterior of the Property in its current condition. Likewise, Tenant agrees to maintain the interior of the Property in its current condition and

make all non-structural repairs, including, but not limited to, replacing light bulbs, washers and gaskets, replacing fuses,

cleaning lint traps, cleaning range hood vent, clearing clogged drains and toilets, maintaining any included

appliances in working order, replacing furnace and air conditioning filters on a quarterly basis and performing ordinary maintenance of all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other systems and fixtures, appliances and facilities on or about the Property. Tenant shall maintain in good working order all smoke detectors, fire extinguishers, alarms and other safety devices. If Tenant fails to maintain or repair the Property as required herein after reasonable notice, Landlord may undertake such maintenance or repair and bill Tenant all costs association therewith, and Tenant agrees to pay the same as Additional Rent within five (5) days of receiving written notice thereof. Landlord shall be responsible for all structural and major plumbing, heating, air conditioning and

related repairs which are not due to the negligence or wilful conduct of Tenant. Tenant agrees to immediately notify Landlord of any items needing repair. If any structural or major plumbing, heating, air conditioning or related repairs are due to the negligence or wilful conduct of Tenant, then Tenant agrees to pay all costs of such repairs as Additional Rent within five (5) days of receiving written notice thereof. If any structural or other major repair not caused by Tenant requires Tenant to vacate the Property for ten (10) days or more, Tenant shall have the right to terminate this Lease as Tenant's sole and exclusive remedy, and Tenant holds Landlord harmless from and against any incidental of consequential damages arising out of vacating the Property or termination of this Lease under this section. There will be a **\$150 administration fee charged to the Tenant to facilitate any work that is related to tenant caused damages.**

- a. **HVAC Filters:** Tenant is responsible for replacing all A/C and heating system filters at the property on a quarterly basis.
 - i. If Tenant receives a filter in the mail, Tenant shall properly install the filter within two (2) days of receipt. If minisplit is provided, tenant must maintain/clean filters quarterly.
 - ii. Tenant hereby acknowledges that the filters are dated to verify replacement and are subject to inspection by Landlord upon reasonable notice.
 - iii. If at any time Tenant cannot properly or timely install a filter Tenant shall immediately notify Landlord in writing. Landlord may charge a trip fee to perform the filter change, as required, at Tenant's expense.
 - iv. Tenant's failure to properly and timely replace the filters is a material breach of the Lease and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the Property, A/C or heating system.
 - b. **Climate Control:** Tenant agrees to use all air-conditioning in a reasonable manner, and to use heating systems in moderation.
 - c. **Moisture:** Tenant agrees to use reasonable efforts to maintain the Property in such a condition as to prevent accumulation of moisture and the growth of mold, and will notify Landlord in writing promptly of any moisture accumulation that occurs or of any visible evidence of mold discovered by Tenant. At no point does the above referenced notification obligate the Landlord to conduct a mold test.
 - d. **Release of Liability:** Tenant does hereby release Landlord and Agent from any and all claims or liability to Tenant, Tenant's Occupants, or guests or invitees, and does hereby agree to indemnify and hold Landlord and Agent harmless from and against any and all loss, damage, claim, suit, costs (including reasonable attorney's fees and costs at all tribunal levels) or other liability whatsoever resulting from Tenant's failure to comply with the provisions of this subsection or any other provisions of law.
 - e. **Violations:** IF TENANT FAILS TO COMPLY WITH THIS section, Tenant 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 failure to notify Landlord 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 at law or in equity and Tenant shall be liable to Landlord for damages sustained to the Property.
15. **INSECTS AND PESTS:** Tenant shall keep the Dwelling Unit free from insects and pests, and promptly notify the Landlord of the existence of any insects or pests. Except for the costs of any regularly scheduled pest treatments provided by Landlord, Tenant shall be responsible for the costs of any insect or pest treatments necessary in the Dwelling Unit, which amounts shall constitute additional Rent and must be paid by Tenant with the next monthly payment of Rent after receipt by Tenant of an invoice from Landlord. Tenant shall prepare the Dwelling Unit for the application of insecticides or pesticides in accordance with any written instructions provided by Landlord, and if

insects or pests are found to be present, follow any written instructions provided by Landlord to eliminate the insects or

pests following the application of insecticides or pesticides. Tenant who has concerns about specific insecticides or pesticides shall notify the Landlord in writing no less than 24 hours before any scheduled insecticide or pesticide

application, in accordance with Section 17 of this Lease. Tenant does hereby release Landlord and Agent from any and all claims or liability to Tenant, Occupants, or Tenant's guests or invitees, and does hereby agree to indemnify and hold Landlord and Agent harmless, from and against any and all losses, damages, claims, suits, costs (including reasonable attorney's fees and costs) or other liabilities whatsoever arising from the presence of insects or pests in the Dwelling Unit, and/or resulting from Tenant's failure to comply with the provisions of this subsection or any other provisions of law.

16. **USE AND OCCUPANCY:** Tenant covenants and agrees that the Property will be used only as single-family dwelling in a manner that does not cause damage to the Property or disturb neighbours. Only the personal vehicles of Tenant shall be kept at the Property, and no inoperable vehicles may be stored at the Property. Tenant will not permit guests or invitees to use the Property in manner that causes damage to the Property or disturbs neighbours. Tenant agrees that only those persons identified above will reside in or on the Property. Permitting other persons to reside therein or thereon is an event of default hereunder. Tenant further covenants and agrees that the Property will not be used in a manner which breaches any deed covenants, common area restrictions, property association rules or regulations, building codes, health codes or other applicable federal, state or local law, ordinances or restrictions. Tenant shall use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other systems and fixtures, smoke detectors, appliance, and facilities on or about the Property. Tenant shall indemnify and hold harmless Landlord from any liability resulting from any activities, actions, or non-actions by Tenant on or about the Property, and Tenant shall pay all costs, including reasonable attorney's fees, incurred by Landlord in connection with the same.
- a. Outdoor Equipment: Tenant may not have a trampoline, children's outdoor play equipment, pool, shed, fence, fire pit or any other outdoor equipment without Landlord's written consent.
 - b. Fireplace: If a wood burning fireplace conveys with property, it is not to be used by Tenant. If a gas fireplace conveys, Tenant agrees to use at their own risk. It is up to the Tenant to ensure it is functioning properly and Landlord will not be maintaining or repairing such fireplace.
 - c. Liquid-filled Furniture: Tenant may not use or keep any liquid-filled furniture without Landlord's written consent, which shall be at the sole discretion of Landlord.
 - d. Guests: Tenant may not house any guests for a period exceeding ten (10) days without Landlord's written consent, which shall be at the sole discretion of Landlord.
 - e. Locks: Tenant agrees that no locks will be changed without Landlord's written consent, which shall be at the sole discretion of Landlord
 - f. Prolonged absence: Tenant agrees to notify Landlord if Tenant will be absent from the Property for ten (10) days or more.
 - g. Business: Tenant agrees that no business will be operated or conducted at the Property.
17. **ALTERATIONS:** Tenant shall not make any additions, improvements or alterations to the Property and shall not affix anything to the Property without the written consent of Landlord, which shall be at the sole discretion of Landlord. Any fixtures attached to the Property by Tenant and any improvements or alterations made by Tenant before or during the Term of this Lease shall become the exclusive property of Landlord at the expiration of the Lease at the option of Landlord. However, Landlord may require Tenant to remove such fixtures at the expiration of the Lease, and Tenant shall be liable for all costs relating to the same.
18. **FUEL OIL OR GAS:** Tenant shall pay \$ 0.00 for fuel oil or gas in the tanks at the beginning of the Lease term. Tenant shall be responsible for ordering and paying for all future supplies of fuel oil or gas. Said sum shall be paid by Tenant prior to taking possession of the Property. At the end of the lease Term Landlord shall reimburse Tenant for remaining oil or gas then-prevailing prices.
- 7) **INSPECTION AND ACCESS:** At any time during the Term of the Lease, Landlord, Agent, and their representatives may, upon reasonable notice to Tenant and at reasonable times and in such a way as not to unreasonably disturb Tenant, enter the Property to:
- (1) Inspect and take photos of the Property and the Premises;
 - (2) make necessary or agreed repairs, decorations, alterations, or improvements;
 - (3) supply necessary or agreed services;
 - (4) show the Property and Premises to prospective or actual mortgagees or purchasers, workers, contractors, appraisers and/or representatives of any owners' association; and erect or place "For Sale" or "For Rent" signs thereon.

If Tenant refuses to allow or prevent access, in any capacity, to Landlord as provided herein, Landlord may obtain injunction relief to compel access or may terminate this Lease. In either case, Landlord may recover actual damages sustained, costs, and reasonable attorney's fees.

b) **Access:**

Repair Requests from Tenant: Tenant hereby agrees that submitting a work order for repair to Landlord, whether such request is written or oral, constitutes permission for Landlord or their agents to access the Property during regular business hours. If Tenant wishes to be present during such repair, Tenant must state so when submitting the work order, and Landlord will inform Tenant of the time and date of the appointment. Such appointments will be scheduled during regular business hours and at Landlord's sole convenience. Landlord/Agent is not liable for Tenant's loss of wages if tenant chooses to be present during repair.

- i) **Denial of Access by Tenant:** In the event that Tenant denies Landlord and/or a vendor access to the Property, Tenant agrees to pay any additional costs incurred by Landlord from the vendor in addition to a Denial of Access Fee in the amount stated in **SCHEDULE A** to compensate Landlord for the time needed to reschedule the vendor and/or Landlord's time. In addition, Tenant agrees that the foregoing costs shall be treated as additional Rent under this Lease. If access is required to mitigate any worsening condition of property and access is denied, Tenant will be held responsible for any additional damages caused by their denial of access
- ii) **Non-Emergency Maintenance Situations:** Unless the giving of notice is impractical or impossible, Landlord shall give Tenant reasonable notice of its intent to enter and shall enter the Property only at reasonable times. Tenant agrees that reasonable notice in non-emergency situations shall be 72 hours, or as otherwise specified by the VRLTA.
- iii) **Emergency Maintenance Situations:** Should the Landlord determine that an emergency situation exists or that entry is required to protect the Property from damage, Landlord shall be entitled to enter the Property without notice.

19. **RULES AND REGULATIONS:** In addition to the terms of this Lease, Tenant shall at all times comply with all rules and regulations applicable to the Property, including property owners' association rules, covenants restrictions and resident's handbook as well as any updates hereto. All such rules and regulations are incorporated herein by this reference. Landlord reserves the right to modify the rules and regulations, and such modifications shall be effective upon the delivery of a copy to Tenant at the Property. Such modifications shall not constitute a notice to vacate the Property nor justify Tenant's termination of this Lease.

20. **DELINQUENCY AND SERVICE FEES:** If Landlord notifies Tenant of any delinquency hereunder, notice to cure, default or other notice required by Tenant's actions or failure to act as required hereunder, Tenant agrees to pay a service fee of \$30.00 as Additional Rent within five (5) days of receiving written notice thereof.

21. **LIABILITY:** Tenant, for himself/herself, his/her heirs and personal representatives, guests, children and any other parties who could make a claim by or through Tenant, *acknowledges, agrees and represents that he/she has thoroughly inspected and will continuously hereafter thoroughly inspect* the entire Property, and that Tenant finds and accepts the Property as being safe and reasonably suited for the purposes of Tenant's use. Tenant further agrees and warrants that if, at any time, Tenant observes or is made aware of any potentially unsafe conditions or if he/she feels that anything is unsafe, he/she and all guests will immediately advise Landlord and will leave the area thought to be unsafe.

- a. Tenant acknowledges and agrees that Landlord shall not be liable for any injury or damage to persons or property either caused by or resulting from water leakage, dampness, overflow, rain, snow, ice, sewage, steam, gas, electricity or by any breakage of pipes, plumbing fixtures, air conditioners, furnaces, appliances, nor for damage or injury from any other causes, unless such injury or damage is the result of a deliberate or grossly negligent act of Landlord.
- b. Tenant, for himself/herself, his/her heirs and personal representatives, guests, children and any other parties who could make a claim by or through Tenant, therefore WAIVES, RELEASES, DISCHARGES AND COVENANTS NOT TO SUE Landlord and/or the Owner of the Property, and his/her/its/their members, managers, agents or employees, for any loss or damage, and/or any claim or demand for illness, personal injury, DEATH, and/or property damage whether caused by negligence of Landlord, the Owner of the Property, natural conditions or otherwise.
- c. Tenant hereby AGREES TO INDEMNIFY AND HOLD HARMLESS Landlord and the Owner of the Property from any loss, liability, damage or cost Landlord may incur due to Tenant's use or occupancy of the Property, whether caused by the negligence of Landlord, the Owner or others, natural conditions or otherwise, and Tenant shall pay all costs, including reasonable attorney's fees, incurred by Landlord in connection with the same.

22. **PERSONAL PROPERTY OF TENANT:** All personal property placed in or about the Property by Tenant shall be at the sole risk of Tenant or the party owning the same, and Landlord and Owner shall not be responsible for loss, damage, theft, or destruction of such Property. This includes delivered packages. Tenant is advised that he/she may

and should obtain renter's insurance and that Landlord's property insurance will not cover damage or loss of Tenant's personal property.

At no point during tenancy and under no circumstances is the Landlord or agent responsible for lost wages, moving expenses, food expenses or any other personal expenses.

- a. **Death of Tenant:** If a Tenant who is the sole occupant of the Property dies, and there is no person authorized by order of a circuit court to handle probate matters for the deceased Tenant, Tenant agrees that Landlord may dispose of any personal property left by such Tenant upon giving at least ten (10) days written notice to the Emergency Contact identified herein in accordance with Va. Code Ann. §55.1-1256. Tenant further agrees that any items of personal property left in the Property shall be treated as abandoned property and disposed of, if not claimed within ten (10) days, subject to the terms herein and that Landlord shall have no liability for disposing of property that Landlord determines to be abandoned by Tenant.
 - b. **Incarceration of Tenant:** If a Tenant who is the sole occupant of the Property becomes incarcerated, Tenant agrees that Landlord may communicate with Tenant's Emergency Contact and that Tenant's Emergency Contact may remove or authorize the removal of the personal property of the Tenant from the Property.
23. **CASUALTY DAMAGE:** In the event of damage to the Property by fire or other casualty through no fault of Tenant, Landlord shall cause the same to be repaired within a reasonable time of receiving notice of such damage. To the extent that the Property is rendered uninhabitable for more than thirty (30) days, Tenant may elect to terminate this Lease. If Landlord and Tenant cannot agree on the question of habitability, the decision of the building inspector for the locality where the Property is located shall be determinative on the issue.
24. **INSURANCE:** Landlord or the Owner shall maintain hazard insurance on the Property. Tenant shall procure liability insurance listing Landlord and/or the Owner as additional insureds or certificate holders on the policy and insurance covering loss or damage to Tenant's personal Property. Tenant shall provide proof of insurance to Landlord within thirty (30) days of occupying the Property.
25. **YIELD UP:** At the end of the applicable Term or upon termination of the Lease for any reason, Tenant agrees to vacate and surrender the Property in good repair and condition, broom clean, reasonable wear and tear excepted, and shall return all keys, door openers and security codes. If Tenant fails to remove any personal property, the same shall be deemed to be abandoned, and Tenant shall be liable to Landlord for all reasonable costs of removing or disposing of same.
26. **HOLDOVER:** If Tenant remains in possession of the Property without Landlord's written consent at the end of the applicable Term or after the termination of this Lease, then Tenant shall be responsible for rent equal to 150% of the monthly rent due for the immediately preceding term.
27. **SUBLEASE:** Subleasing is prohibited
28. **DEFAULT BY TENANT:** The following shall constitute default hereunder: Following any termination, Landlord may obtain possession of the Property and recover damages, costs, and reasonable attorneys' fees as permitted by law. Under Virginia law and this Lease, Landlord may terminate this tenancy during the term of the Lease upon one of the following:
- a. **Material Noncompliance by Tenant Failing to Pay Rent When Due.** If Tenant fails to pay Rent when due or pays Rent with a bad check, and such failure continues after Landlord has served a five-day notice of material noncompliance for failure to pay Rent, Tenant shall be in Default, and Landlord may terminate this Lease and Tenant's right to possession in accordance with law and seek such damages as are appropriate under this Lease and the VRLTA. Tenant acknowledges that it may be responsible for rent until the Landlord/Agent find a suitable replacement tenant or until the end of the Lease term.
 - b. **Material Noncompliance by Tenant Which Can Be Remedied Within 21 Days.** If Tenant fails to comply materially with any provision of this Lease, Landlord may serve on Tenant a material noncompliance notice stating that if Tenant does not remedy the specified noncompliance(s) within twenty-one (21) days after receipt of such notice, then the Lease will terminate thirty (30) days after Landlord has served such notice. In the event that such material noncompliance remains uncured at the expiration of 21 days, Tenant shall be in Default.
 - c. **Repeat Violations.** If Tenant has been served with a prior written notice that required Tenant to remedy a breach, and Tenant remedied such breach, and if Tenant commits a subsequent breach of a like nature as the prior breach, Landlord may serve on Tenant a thirty (30) day termination notice for such repeat violation. Such a violation is a breach and shall constitute Default under the Lease. Such notice must reference the prior breach of a like nature and state that the Lease will terminate in thirty (30) days for the reasons stated therein without allowing Tenant an opportunity to remedy such subsequent breach. The foregoing events shall place the Tenant be in Default.
 - d. **Non-Remediable Violations:**
 - i. If Tenant breaches the Lease by committing a material noncompliance that is not remediable, Landlord may serve on Tenant a written termination notice specifying the acts and omissions constituting the violation and stating that the

Lease will terminate upon a date not less than thirty (30) days after receipt of the notice without allowing Tenant an opportunity to remedy such breach. Such a violation is a breach and shall constitute Default under the Lease.

e. **Criminal Acts:**

- i. For the purposes of this Lease, a non-remediable breach shall include but not be limited to:
1. **Drugs:** Neither Tenant nor Tenant's guests, invitees, or occupants (both authorized and unauthorized) shall engage in illegal drug-related activity whether on the Premises or otherwise.
2. **Violence:** Neither Tenant nor Tenant's guests, invitees, or occupants (both authorized and unauthorized) shall engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms in the Property or on or near the Premises.
3. **Criminal Conduct:** Neither Tenant nor Tenant's guests, invitees, or occupants (both authorized and unauthorized) shall engage in criminal activities or activities intended to facilitate criminal activities including any illegal drug-related activity on the Property and any area of the Premises, including common areas and streets, involving a controlled substance (as defined in Va. Code Ann. § 54.1-3401).
- f. **Health & Safety:** If a breach of Tenant obligations under Virginia law or this Lease involves or constitutes a criminal or wilful act that is not remediable and that poses a threat to health or safety, such a breach shall constitute Default under the Lease, and the Landlord may terminate this Lease immediately by giving of written notice thereof.
- g. **Material Noncompliance by Tenant Which Can Be Remedied by Repairs, Cleaning or Replacement.** If Tenant commits a material noncompliance that can be remedied by repair, cleaning or replacement, Landlord shall deliver written notice to Tenant specifying the breach and stating that Landlord will enter the Property and perform the work. Once the work is complete, Landlord will deliver an itemized bill to Tenant for the work, and such amounts are due as rent on the next rent due date, or if this Lease is terminated, immediate payment is due

29. **REMEDIES AVAILABLE TO LANDLORD UPON DEFAULT:** Any of the following remedies are available to Landlord upon Tenant's default, and Landlord may pursue multiple remedies simultaneously:

- a. Landlord may (but is not required to) file an action for unlawful detainer seeking possession of the Property and/or seeking a money judgment for back rent, rent for the remainder of the Lease term, physical damage to the Property, and costs incurred as a result of the default, and/or Landlord may pursue any other remedy permitted by law. Landlord shall be entitled to recover all costs of collection, including all reasonable attorney's fees as a result of the default.
- b. Landlord may apply the Security Deposit to any amounts due hereunder.
- c. If Landlord terminates this Lease as set forth herein, any amounts paid to Landlord shall be deemed PAID AND RECEIVED WITH RESERVATION OF LANDLORD'S RIGHT TO DEMAND POSSESSION OF THE PROPERTY AND OTHER RIGHTS AFFORDED UNDER THIS LEASE.

30. **CONDEMNATION:** If all or a substantial part of the Property is acquired for any public use by the right of eminent domain, or private purchase in lieu of such right, by a public body with the power of eminent domain, this Lease shall terminate as of the date of the governmental taking. Tenant shall have no claim against Landlord for any value of the unexpired term, nor shall Tenant be entitled to any part of the condemnation award or purchase price in lieu of such award.

GENERAL PROVISIONS:

- a. **WAIVER OF BREACH NOT GENERAL WAIVER:** If Landlord waives a breach or noncompliance by Tenant, such waiver shall not constitute or be interpreted in any way as a waiver of any subsequent breach or noncompliance by Tenant, and all Lease terms shall continue in full force and effect.
- b. **REPRESENTATIONS:** Tenant represents and warrants that all information provided to Owner, Landlord or Landlord's agent in any rental application or otherwise in connection with this Lease is and shall be true and accurate. Tenant acknowledges that if any such information is found to be false, misleading or incomplete, the same shall constitute an event of default hereunder. Tenant agrees to advise Landlord of any employment changes or other material changes that could affect Tenant's ability to perform under this Lease.
- c. **TRIAL BY JUDGE:** Tenant hereby waives the right to trial by jury in any legal matter raised in connection with this Lease.
- d. **SEVERABILITY:** If any provision of this Lease is held to be unenforceable or in violation of law or equity, the remaining provisions of the Lease shall continue in full force and effect.
- e. **REASONABLE ATTORNEY'S FEES AND COSTS:** In addition to the provisions set forth above with respect to attorney's fees and costs, if Tenant's breach or noncompliance causes Landlord to employ an attorney or collection agent, Tenant shall be liable for all costs incurred by Landlord, plus attorney's fees equal to 25% of the amount due, or if no amount is due, then all reasonable attorney's fees incurred by Landlord.
- f. **APPLICABLE LAW:** This Lease shall be construed pursuant to the laws of the Commonwealth of Virginia including the VRLTA.
- g. **CONSTRUCTION:** This Lease constitutes the entire agreement between the parties. No other oral or other written

agreements,

representations, or understandings have been made by either party. Any change, deletion, modification, or cancellation of this Lease must be in writing and signed by the parties.

- h. SUCCESSORS: This Lease shall be binding upon, and shall inure to the benefit of, the heirs, successors, personal representatives and assigns of the parties hereto. Landlord may assign this lease at any time.
- i. NOTICES: Tenant acknowledges that Landlord shall provide all required notices, requests and other communications via e-mail unless Tenant opts out by initialling here: _____

If not opting out, the following email address (es) shall be used:

Watts.bratavious@gmail.com

Kandyce N. Rives

Tenant agrees to immediately notify Landlord of any change of e-mail addresses or termination of e-mail services. Landlord may but is not required to (unless Tenant has opted out above) provide notices, requests and other communications to Tenant at the Property address by hand delivery and posting on the front door of the Property, by registered or certified mail (postage prepaid, return receipt requested), or by recognized guaranteed overnight courier (delivery fees prepaid or billed to sender). Notice to Landlord shall be effective if given at the address where rent is paid or if sent to the following e-mail address:

support@rpmrichmondmetro.com_____, or such other addresses as Landlord may provide to Tenant.

- j. MANAGEMENT: Tenant acknowledges that Landlord may or may not own the Property but may be retained as an authorized rental/management agent for the owner of the Property. Landlord has the authority to act for and on behalf of the owner.

- 31. OTHER: Window A/C units are not the property of the landlord and any window A/C unit left in the property will not be maintained, repaired or replaced by the Landlord.

Effective October 1st, tenants will be responsible for placing the gas service in their own name.

The current utility service under our account is scheduled to be turned off on October 1st. To avoid any disruption in your gas service, please reach out to the gas company as soon as possible to get an account set up in your name by that date.

RESIDENTIAL LEASE ADDENDUM

1. Security deposit will not be used by tenants for rent at any time.
2. Only person(s) listed on the lease shall occupy the property.
3. There is a minimum two-hundred and fifty (\$250) dollar cleaning charge if the property is not thoroughly cleaned by tenant(s) before vacating.
4. Tenant must keep the leased premises clean and sanitary. Leased premises, which are filthy or littered, may receive a non-compliance letter. All tenant's trash / refuse must be placed inside the trashcan(s) provided.
5. Entrances, Hallways, Stairwells, and Mechanical Rooms: In compliance with the state and local fire codes, no items shall be left at the apartment building entrances or in the hallways at any time. Likewise, nothing should be stored in the mechanical rooms that contain the furnace and/or hot water heater. Failure to comply with this paragraph may result in needless damage to property or personal injury.
6. Abuse of Utilities: Notwithstanding any penalties in a tenant's lease, any tenant found abusing utilities may be fined a minimum of \$25.00 per each offense. Abuse of utilities include but are not limited to behavior such as allowing non-residents to use the laundry facilities, running the air conditioning while the windows are open, or allowing toilets to run without reporting it to the Landlord or management.
7. If internet and cable are amenities provided by a vendor chosen through the Landlord. At no time shall the consistency of internet or cable access affect a tenant's rental rates, as the internet and cable are amenities, not an obligation of the Landlord to provide.
8. Disposing of articles in toilet(s): Absolutely no items other than toilet paper are to be disposed of down the toilet. Tampons, diaper wipes, paper towels, sanitary napkins and the like shall not be disposed of down the toilet. Landlord or management shall not be held responsible for any damage caused by disposing of articles other than toilet paper into the toilet. Tenants shall be held responsible for their actions and the actions of their guests and invitees. Proper renter's insurance may specify certain coverage for drainage pipes, etc. Tenants shall contact their local insurance agent for more information.
9. Conduct: Residents and resident's guests are prohibited from harassing or using boisterous or abusive language towards other residents, guests, neighbors, property management staff members including vendors and maintenance staff.
10. Landlord/Agent is not responsible for resolving any disputes that may arise between roommates or neighbors.
11. Fire alarms and sprinklers. Tenant shall not be allowed to alter or disconnect any fire alarms or hang any items on the fire sprinklers at any time. Doing so will result in a penalty of a minimum of \$150 per occurrence.
12. Disturbances, Noises, Etc. Residents are requested to refrain from making or permitting any disturbing noises by household members and guests. The loud playing of stereos, televisions, or musical instruments is absolutely prohibited. The quiet time for this community is 10:00 pm to 8:00 am seven days a week. The practice of any illegal activity is grounds for eviction and further legal action will be taken by proper authorities.
13. Building Roof: The roof is not a common area and residents are NEVER allowed for any reason to be on the roof. Any resident(s) and/or visitors on the roof of the Apartment Building will be charged with trespassing and will be given notice to vacate resident's apartment home at the Apartment Building.
14. Patio/Common areas: It is the tenants' responsibility to keep the common areas clean. Tenants must pick up their trash and clean up after their dogs (if applicable). Common areas may not be used for storage and any personal items left in the common areas are subject to removal by management.
15. Trash removal service is on a regular schedule. Please wrap all refuse securely in trash bags and place it inside the dumpster receptacle. Do not place large articles such as furniture, mattresses, or small appliances etc. in these areas since the trash removal service will not handle these large items. Boxes should be completely collapsed and shredded before disposal. Do not leave bagged trash in your stairwell or in the front of your apartment home. Trash found in common areas will cause a fine of \$25 per bag will be assessed and charged to the residents.
16. Pest Control: Tenant(s) should report pest problems immediately to agent. Tenant(s) shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called to eradicate the problem. Your unit must be properly prepared for treatment. Tenant(s) must comply with recommendations and requests from the pest control specialist prior to professional treatment. The Lessee, guest, or other person under the Lessee control, shall not engage in or facilitate criminal activity on or near the property, including but not limited to: violent criminal activity or illegal drug related criminal activity. The use of any type of explosive firearm or other dangerous weapon in or about the apartment complex is strictly prohibited. This includes fireworks.
17. Damages. The tenant is responsible for any and all damages done to the apartment/property, and/or community grounds or common areas as a result of the negligence of the tenant or his or her guest(s). Maintenance due to tenant carelessness or neglect will be performed at the cost outlined in schedule A with a \$25.00 minimum charge plus the

18. cost of replacement parts or supplies. This includes but not limited to clogged toilets or garbage disposals. Please also note that no items are to be placed in the hot water heater closet or the furnace closet due to danger of fires and malfunction of unit and tenant's lease will be terminated.
19. Tenant(s) acknowledge that Landlord shall be allowed access to show the premises during business hours with a minimum of 72 hours' notice to the Tenant(s) within 90 days of the end of the Lease Agreement. Tenant(s) further agree to keep the premises in a clean and orderly condition at all times during the period that the dwelling is being shown to prospective tenants. Lessor will inspect the premises and present tenant(s) with a list of any cleaning necessary for showing. If tenant(s) fail to keep the property in a clean and orderly condition, the Landlord has the right to hire a professional cleaning service and bill tenant(s) with any charges incurred.
20. SMOKING. It is prohibited to smoke *any substance* inside the property including the apartments and public corridors, entryways, common rooms, or ANY public interior spaces on the PREMISES or on the Property. Smoking is only permitted in designated smoking areas outside the buildings. Residents and any guests of Residents must use smoking butt receptacles when smoking outside the buildings. Disposing of cigarette butts not in designated receptacles shall be considered littering and will be subject to \$25.00 fine per incident. Smoking in any public interior spaces on the Property is a violation and breach of this lease. If it is noted that there has been smoking inside the dwelling, a \$250 fine will be incurred, plus cost for remediation.
21. Tenant(s) may not have marijuana or marijuana paraphernalia on the premises without prior written consent of the Landlord.
22. Packages- Landlord and management are not responsible for any lost or stolen packages delivered to the property.
23. No locks shall be changed, added or altered by tenant(s). Shall tenant(s) need locks re-keyed to our master system; tenant(s) will be charged \$75 per lock. A lock-out fee of \$150 will be charged for any lock-out service we provide.
24. Carpet Cleaning: Should the premises have carpeted floors, tenant(s) must have carpets professionally cleaned prior to move out. Receipt must be provided to Lessor prior to move-out, if receipt is not provided, Lessor reserves the right to have carpets professionally cleaned and the charges deducted from security deposit.
25. Tenant(s) must be responsible for cleaning out lint traps of dryers. Tenant(s) will be charged for any repairs made because of failure to clean lint traps. If you need help locating lint traps, we will be happy to show you.
26. Window treatments: In order to enhance the appearance of the property, all window treatments must appear uniform to the outside of the property. Sheets, blankets, etc. are not to be hung in place of window treatments. Management has the right to determine the acceptability of a tenant's window treatments.
27. Check out time is noon on the ending date of this lease agreement. Tenants' possessions must be vacated, premises must be clean, and all keys must be returned. There is a \$250 penalty for the tenant(s) failure to perform the above.
28. If property includes off-street parking, only one car per unit is permitted. Any unauthorized cars will be towed.
29. Tenant(s) may not paint the premise without prior written consent of the landlord.
30. A \$250 Administration fee will be charged any time a new lease is administered. Also, when adding Tenants to the lease. If adding a Tenant, applicant must apply, pay the nonrefundable application fee, be approved, and all parties must sign an addendum as well as a new lease.
31. For any amendment to the lease that needs to be made, a \$50 administration fee will apply, and a lease amendment document must be signed by all parties to the lease.

RESIDENTS HANDBOOK

Welcome to Real Property Management Richmond Metro

We would like to personally thank you for renting from Real Property Management Richmond Metro.

We are a locally owned and operated residential property management company that specializes in managing rental properties. We look forward to servicing you as your property manager during your tenancy.

Contacting Our Office

There are several ways to contact our office. If you have a maintenance need, please enter it in your Property Meld account or call our maintenance hotline at **(804) 342-5800**. This line is available 24 hours a day, seven (7) days a week. Please use this number for general inquiries, and utilize PropertyMeld.com for your maintenance needs to ensure that the proper individuals within the company can quickly process your requests.

For all other needs, please call our office directly at **(804) 342-5800**, contact us through your tenant portal, or email your Property Manager directly.

Our Office Hours

Our office hours are **8:30 a.m. to 5:00 p.m. M-Th. Fridays from 8:30 am-3:00pm**. If you reach our voicemail system, please leave a detailed message providing your name, property address, best contact number, and the reason for the call.

Tenant Portal

One of the greatest benefits we offer our residents is the Tenant Portal. The Tenant Portal provides you with access to information and services for your rental property 24 hours a day, 7 days a week.

You will receive an e-mail with a link to your portal and login information.

Please check your SPAM/JUNK mail if you do not see it in 24 - 48 hours of signing your lease and give us a call and we would be happy to make sure that you get access. On the Tenant Portal, you can review your account, view charges, pay rent and other bills, and communicate with us using the conversations tool.

Information Change Request

Contact our office, once we verify your information, we will send you an information change request form.

Leases

Real Property Management uses a simple and easy-to-understand lease that was prepared with you in mind. Please be sure that you read it carefully to ensure that you understand everything in the document. Keep in mind that it is a binding, legal contract. If you have questions about some of the provisions, you are encouraged to have it reviewed by an attorney prior to signing it.

Terms

It is important to note the dates on your lease – when your lease begins and when it ends. Your lease only ends when you have completed your contract term, given proper written notice per the laws in your state, and when you have returned the keys to the Real Property Management Richmond Metro office. Review your renewal process to verify your lease anniversary or end date.

There is a final move-out condition evaluation report completed after you vacate to ensure that you left the premises in as good a condition as it was when your lease began and that the home is in rent-ready condition.

If you plan to vacate the property before the end of your lease, please be aware of the lease expiration date because you are responsible and will be held liable for all rents due until the end of the lease.

When the Rent is Due

Your rent is due in the Real Property Management Richmond Metro office by the close of business on the date stated in your lease. Call the Real Property Management Richmond Metro office immediately if you will not be able to meet this commitment. Additionally, please review your lease for any repercussions that may result from paying your rent late and the acceptable form of late payment.

Deposits

You may have paid a security deposit. Security deposits are not intended to be used as last month's rent. If you fail to pay rent with your written intent to vacate notice, you may be subject to collection efforts. If you paid a security deposit, it will be refunded to you subject to Virginia State Law. If repairs are required or if you otherwise owe money to Real Property Management : Richmond Metro, these amounts will be deducted from your security deposit prior to any refund. You will be paid within the timeframe required by your state law, and you can expect a statement of any withholdings made from your security deposit.

How to Make Changes to Your Lease

Your Lease Agreement is a legal, binding document. There are a few instances, however, in which it may be amended if all parties to the contract agree. Contact your Real Property Management Richmond Metro office immediately if you want to make any changes to your lease. Examples include:

- Changes or additions regarding residents
- Changes regarding pets
- A need to terminate your Lease Agreement early or exceed your lease agreement.

We understand that each situation is different. However, some changes may be governed by state or local laws, so please discuss your situation or concern with your Real Property Management Richmond Metro office.

Adding Residents

If you wish to add a resident to your lease, please contact the Real Property Management Richmond Metro office to discuss the situation. We must approve any additional resident(s) on the lease as well as conduct background checks.

There is no exception to this policy. In addition to keeping the residents of Real Property Management Richmond Metro safe, our company is bound by local and state regulations, as well as by federal Fair Housing Laws and mandates to maintain a safe, secure environment for our residents.

Pets

Your lease will specify if you are or are not allowed to have pets. If you are allowed to have pets in the home, there may be some restrictions as to the type, breed, and size of the animal. Any pets not specified in the Lease Agreement are not allowed on the property. Any future animals need to be approved in writing BEFORE they can reside at the property. If you are authorized to have a Service Animal, however, we will accommodate you in accordance with the law. Pets may require additional deposit and/or rent and proof of renters and or pet liability insurance. After move-out, you will be responsible if any fleas are discovered on the property and you did have a pet occupy the home. If you are concerned this may occur, we ask you to contact a Pest Control company to have the property treated prior to the move-out evaluation.

Mailbox

If your mailbox is managed by the United States Postal Service (big silver box), Real Property

Management Richmond Metro does not provide keys or services for the box. Real Property Management Richmond Metro will provide a box number if we know it. There are many circumstances (especially in the case of investor-owned property) in which Real Property Management Richmond Metro will not have a box number. You are responsible to arrange with USPS for postal service to your assigned box. The resident is responsible for all fees or deposits required to establish mail service. If you will receive mail at a location other than the property, you must notify Real Property Management Richmond Metro in writing of your correct mailing address.

Smoking

Your Lease will have a provision outlining our smoking policy. Smoking is not allowed at any of our rental properties. If tenant violates this policy, tenant will be responsible for all costs associated with removing all smoke odor, stains or discoloration on the property.

Guests

There is a fine line between when guests become residents. Your lease will state the maximum length of stay permissible by a guest. Our intent is not to restrict having visitors, but to help us keep track of the number of people who are residing at the property. In many areas, there are limits placed on the number of occupants a property may legally house by applicable fire, safety, and health regulations.

Utilities

Your responsibilities regarding utilities are written in your lease. In most cases, you will be responsible for all costs associated with putting all utilities in your name prior to occupying the home. Some states require a deposit or connection/set-up fee you will incur to obtain service.

Municipal Services: Water/Sewer/Trash

Water, sewer, and trash services are handled by a number of different vendors depending on the specific location of the property. If your lease agreement states that you are responsible for Water/Sewer/Trash or any portion of these bills, you may receive the bill through Real Property Management Richmond Metro (unless otherwise stated in your lease). If you are unsure of who your service provider is, whether you can hold the account in your name, or if you should be paying Real Property Management Richmond Metro for water, sewer, and trash services, please consult your Real Property Management Richmond Metro office.

Yard Maintenance/Landscaping

Your lease will specify if you are responsible for yard cleanup and landscape maintenance of your property. Regardless of responsibility for landscape maintenance, the resident is responsible to ensure that the yard is free of debris and being watered within the watering guidelines for the municipality. Please report any malfunction of sprinkler systems to Real Property Management Richmond Metro. If there are no sprinklers, the resident is responsible to ensure that the landscaping receives sufficient water.

Maintenance

Real Property Management Richmond Metro's goal is that you have a well- maintained and habitable unit that you can safely enjoy for the duration of your lease.

Real Property Management Richmond Metro has a **Maintenance Hotline (804) 342-5800** that can be reached 24 hours a day, seven (7) days a week. **All EMERGENCY maintenance should be logged into your account at PropertyMeld.com immediately.** Non-emergency work should also be requested through your resident portal at PropertyMeld.com. E-mails, text messages, voice mails, or notes are not as effective as logging any and all maintenance issues **directly into your Property Meld Account** unless the law requires otherwise. It will go directly into our maintenance queue for prioritization, approval, and proper scheduling.

Once a maintenance request is received, Real Property Management Richmond Metro prioritizes the request in accordance with emergencies having the highest priority. Not everything is an emergency and Real Property Management Richmond Metro complies with the law in considering what must be fixed first so that the resident can safely live in the unit. Many laws allow a certain period of time within which repairs may be made.

- Here are some common examples of problems that are typically considered emergencies:
- No heat during winter months
- Loss of power or water
- Clogged or non-working toilet when there is only one toilet in the unit
- Sewer backup
- Flooding
- Security issues (damage from break-ins/natural disaster, home to be secured)
- Some legal notices from housing departments/city inspection departments

If the maintenance request is not an emergency, Real Property Management Richmond Metro coordinates approval and funding with the Owner to ensure that the problem is addressed properly.

Real Property Management Richmond Metro often uses contractors who are insured and licensed (when required) to perform maintenance services. All contractors are regularly monitored to ensure that quality and timeliness standards are met or exceeded.

If the maintenance item is found to be due to a resident's negligence or willful act, the resident(s) will be assessed the bill for repairs/replacement/damages.

Temporary Relocation of Tenant: In the sole determination of Landlord, if there is a non-emergency property or mold condition that requires Tenant to temporarily vacate the Property to make the necessary repairs, Landlord may require the Tenant to temporarily vacate the Property to a comparable Property selected by Landlord, or at Landlord's option to a hotel room (the "Relocation").

- i) **Costs of Relocation:** Landlord shall pay the cost of the comparable Property or hotel selected by the Landlord. Landlord shall not be required to pay for any other expenses of the tenant that arise after the temporary relocation period.
- ii) **Duration:** Relocation shall not last more than thirty (30) days.
- iii) **Payment of Rent:** Tenant shall continue to be responsible for all Rent due under the Lease without abatement, and shall comply with all other terms and conditions of the Lease during any period of temporary relocation.
- iv) **Non-Cooperation by Tenant:** Should Tenant refuse to cooperate with a temporary relocation pursuant to this subsection, such a refusal shall be deemed a breach of the rental agreement, unless the tenant agrees to vacate the unit and terminate the rental agreement within the 30-day notice period.
- v) **Proper Remediation:** If the Landlord properly remedies the non-emergency property condition, or the mold condition in accordance with professional standards (as defined in Section 55.1-1200 of the VRLTA), within the thirty (30) day period, the Tenant shall have no right to terminate the Lease as a result of such condition.

Common Interest Community Owners Association (CIC)

- If you are renting a property in a deed restricted or CIC governed community, you are required to abide by the Covenants, Conditions, & Restrictions (CC&Rs) and Rules and Regulations (R&Rs).
- Understand what you can and cannot do within the CC&Rs along with your lease agreement
- Review the CC&Rs and (R&Rs) and know if a violation occurs what are the possible repercussions and or fines
- CIC governed communities' rules and regulations can be strictly enforced

Property Evaluations

Real Property Management Richmond Metro conducts three (3) types of evaluations. These evaluations are not meant to discover all maintenance issues, nor are they meant to be an invasion of privacy. Instead, these evaluations are designed to ensure that the unit is in good condition and to address concerns that you may have. You can expect advance notification of the timing of any evaluation in accordance with the law. These property evaluations include:

Initial Evaluation

Real Property Management Richmond Metro will provide you with a condition report for your property. You should conduct your own evaluation when you move into the premises to make sure that the condition of the unit is reported accurately. You have 3 days to amend the condition report provided by Real Property Management Richmond Metro. As your Lease Agreement states, you accept the condition of the house "as is." The results of your evaluation will be used at the end of your lease term to help determine any responsibility that should be covered by your security deposit. Real Property Management Richmond Metro may rely on photographs and or video documentation of the condition when determining security deposit responsibility. If the video is available, it may be purchased from Real Property Management Richmond Metro.

Periodic Evaluations

Periodic evaluations are conducted to ensure several things, such as determining that the basic systems in your home are in good working order. A periodic evaluation is a wonderful opportunity for you to identify any maintenance concerns you may have. Please realize that maintaining the quality of your unit is one of our obligations to the Owner of the home. Most often periodic evaluations will be conducted by maintenance personnel looking for drips, leaks, malfunctions, etc. Usually, evaluations are completed within 30 minutes, but the actual time may vary depending on the condition of the unit.

Please be assured that you will be notified in advance of any period evaluation in accordance with the law. Real Property Management Richmond Metro may take pictures to document the condition of the premises.

Final Evaluation

This evaluation is performed after you have moved out of the premises. It will be quite in-depth. As discussed here and in your Lease Agreement, the premises are expected to be cleaned to the level required in your Lease, and any damage(s) should be repaired to the satisfaction of Real Property Management Richmond Metro. If the unit requires extensive cleaning or repairs, you may have the costs of that effort deducted from your security deposit. If you would like to be referred to an approved cleaning service or carpet cleaning service, the Real Property Management Richmond Metro office will be happy to provide you the contact information.

Rules and Regulations (Where Applicable)

1. Entrances, hallways, stairwells and mechanical rooms: In compliance with the state and local fire codes, no items shall be left at the apartment building entrances or in the hallways at any time. Likewise, nothing should be stored in mechanical rooms that contain the furnace and/or hot water heater. Failure to comply with this paragraph may result in needless damage to property or personal injury.
2. Abuse of utilities: Notwithstanding any penalties in a tenant's lease, any tenant found abusing utilities may be fined a minimum of \$25 per each offense. Abuse of utilities include but are not limited to behavior such as allowing non-residents to use laundry facilities, running A/C while the windows are open, or allowing toilets to run without reporting it to the Landlord or Management.
3. If Internet and/or cable are amenities provided by a vendor chosen through the Landlord, at no time shall the consistency of internet or cable access affect a tenant's rental rates, as the internet and cable are amenities, not an obligation of the Landlord to provide.
4. Tenants and their guests are prohibited from using boisterous or abusive language towards tenants, guests, Landlord, management or the rental office staff.
5. Residents are requested to refrain from making or permitting any disturbing noises by household members and guests. The quiet time for the community is 10:00 PM- 8:00 AM seven (7) days/week. The practice of illegal activity is grounds for eviction and further legal action will be taken through proper authorities.
6. Tenant shall not be allowed to alter or disconnect any fire alarms or hang any items on the fire sprinklers at any time. Doing so will result in a penalty of a minimum of \$150 per occurrence.
7. It is the tenant's responsibility to clean up after their pets. All common areas must be free from all pet waste at all times. If pet waste is found, tenants are subject to penalty of a minimum of \$150 per occurrence.

Breaking the Rules

Your Real Property Management Richmond Metro office has been hired by the property Owner to make sure that his or her property is rented and maintained. Part of the Owner's expectation is that all applicable rules, agreements, and laws are followed. The typical process that your Real Property Management Richmond Metro office will take if it appears that you have violated a condition of the lease or a local ordinance is as follows:

1. We will attempt to contact you to confirm that a situation or violation exists.
2. If the situation or violation is confirmed, the office will at a minimum make a note of it in the property records. The office will confirm your conversation in writing.
3. If the matter is a major incident, the office may have no choice but to follow the legal process as appropriate in accordance with the law or other regulations.

Complaints and Compliments

Your Real Property Management Richmond Metro Office is a part of a franchise system but is locally and independently owned and operated. We are a service-oriented business. We want your occupancy to be as enjoyable as possible, but we understand that sometimes complaints (or compliments) are inevitable. Please give us the opportunity to address any issues prior to making formal complaints. We prefer to go the extra mile to solve any

problem than to have you upset or go away angry in any way. While complaints are never fun to receive; we honestly believe that hearing them is the only way we can accept responsibility, resolve the situation, and work to make the systemic changes to prevent a reoccurrence. Likewise, we sincerely appreciate it when you recognize that a Real Property Management Richmond Metro employee has gone the extra mile for you. Please feel free to notify us of what we did right for you.

How Complaints are Resolved

Please call or email your Real Property Management Richmond Metro office with any concern. Your feedback is used to improve our communications and processes. If your concern is a complaint, here is how we will resolve it:

1. We will do our best to clearly understand the situation from your perspective.
2. We may need some time to look into the issue and we'll make a commitment to respond with a status update within a reasonable amount of time.
3. When we respond, we'll either resolve the issue to your satisfaction, ask what you'd like us to do to resolve the issue or provide options as to how the issue can be resolved.
4. We'll then do our best to resolve the situation in a timely manner.

We resolve the majority of complaints this way. Be assured that we are committed to working honestly and reasonably with you to achieve our mutual goal of providing a great resident experience.

Please feel free to contact our office should you have any questions or concerns. Again, we look forward to assisting you to make your tenancy enjoyable.

Moving Out

When terminating or fulfilling your lease, there are a few requirements:

1. Notify your Real Property Management Richmond Metro office in writing in accordance with your Lease Agreement if you do not intend to renew your lease. In accordance with the Owner's instructions, we will be working on leasing your property to a new resident if you have not confirmed your intent to renew your lease. We appreciate your cooperation in leasing the property and providing reasonable access for showings.
2. Your Security Deposit **IS NOT LAST MONTH RENT**. All sums are due and payable in accordance with the terms of your rental lease agreement. Failure to pay rent or other amounts due on time may result in late fees, service of the legal notice, and other penalties.
3. The unit should be cleaned as required by your Lease Agreement and all damage must be adequately repaired. This includes professional carpet cleaning. A professional business receipt for professional carpet cleaning must be provided to Real Property Management Richmond Metro at the time that you turn in your keys and the service provider must agree to warranty work performed.
4. Move out is at 12PM on the day your lease terminates.
5. Keys must be returned to the Real Property Management Richmond Metro office by 12PM on the day of move-out, unless otherwise instructed.
6. Any outstanding monies owed must be settled immediately or collection fees may be assessed.
7. Verify all utilities are on the day of move-out in order for Real Property Management Richmond Metro to complete a thorough move-out evaluation. If the move-out evaluation cannot be completed due to utilities being turned off, you may incur expenses for reconnection and trip charges to complete the move-out evaluation.
8. If you leave and damages exceed your security deposit, you will be responsible for those additional costs/damages.

Equal Housing Opportunity

Real Property Management Richmond Metro actively supports and complies with the federal Fair Housing Act, which prohibits "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation or discrimination."

All renters are hereby informed that all rental property offers are available on an equal opportunity basis.

REQUIRED INSURANCE ADDENDUM TO LEASE AGREEMENT

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease, Lessee is required to maintain and provide the following minimum required insurance coverage:

- \$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, and water damage resulting from backup or overflow of sewer, drain or sump. ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase.

Lessee may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Lessor, who may purchase such coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

1. LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the Insured under the LLIP. This is single interest master insurance policy. Lessee is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Lessor.
2. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.
3. Coverage under the LLIP may be more expensive than the cost of Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.
4. If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.
5. Licensed insurance agents may receive a commission on the LLIP.
6. The total cost to the Lessee for the Lessor obtaining LLIP shall be (\$10.50) per month. This is an amount equal to the actual premium charge to the Lessor including any premium taxes and fees due to state governing bodies. There are no other fees, cost or charge added to or included within this total cost.
7. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.
8. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.

As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement"; "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be interchangeable with "Landlord" or "Owner".

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee's choice at any time and coverage under the LLIP will be terminated by the Lessor.

Resident Name

Date

Resident Name

Date

RESIDENTS BENEFITS PACKAGE ADDENDUM

The Real Property Management Richmond Metro Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$45/month, payable with Rent.

Tenant and Landlord mutually agree that the Resident Benefits Package is defined as follows and variations of inclusions may exist due to property specifications. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element(s) of the package are unavailable due to a lack of HVAC or other property-specific limitations.

To comply with the Real Estate Commission, owners should consider this notice that on occasion, RPM Richmond Metro may receive incentives, reimbursements, referral fees, or cash payments from business associates including cable companies, internet service providers, contractors, and vendors to refer or participate in joint business arrangements relating to repairs, inspections, improvements, maintenance, referrals, or group marketing efforts. These incentives can range from 2% to 10% of the total price.

HVAC Filter Delivery: A portion of Tenant's total amount due will be used to have HVAC filters delivered to their home approximately every 90 days, or as required by your HVAC system. Tenant shall properly install the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify Landlord in writing. Tenant's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant's neglect or misuse. Landlord may charge a trip fee to perform the filter change, as required, at Tenant expense. Tenant acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the package.

Utility Concierge Service: Tenant acknowledges that Landlord will make available a concierge service to Tenant to aid in utility, cable, internet, and other relevant service(s) activation. Tenant maintains the right to facilitate his/her own service activations. Tenant agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.

Resident Rewards: Tenant acknowledges that a Tenant rewards program is made available to them by Landlord. Rewards are to be accessed online and are activated at Tenant's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of Landlord.

Credit Building: Landlord provides credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Tenant understands that any disputes will be handled directly between Tenant and the third-party service.

\$1M Identity Protection: By executing this agreement, you are agreeing to Aura's Identity Guard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at www.identityguard.com.

Home Buying Assistance: Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Tenants enrolled in the Resident Benefits Package for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

24-Hour Maintenance Coordination Service: Landlord shall allow access to Tenant to report maintenance concerns outside of normal business hours via the online Tenant portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide Tenant online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid in a variety of ways using your Resident portal. Available options include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees are at the Tenant's expense.

Group Rate Internet Lease Addendum
Monthly Price \$70

This Group Rate Internet Lease Addendum ("Internet Addendum") is effective as of the commencement date of the Lease and agreed upon between the Resident and the Landlord. The Internet Addendum provides the terms and conditions of the Real Property Management - Richmond Metro for the required high-speed internet service ("Group Rate Internet") as part of the Resident Benefits Package ("RBP") that delivers internet at a cost of \$70.00/month ("Internet Fee"), payable with Rent and RBP, and may be defined as Additional Rent as permitted by law.

Resident and Landlord mutually agree that the Group Rate Internet is defined based on the terms below. Resident acknowledges and agrees that the Group Rate Internet (1) is provided at the Resident's request, (2) shall be effective for the Term of the Lease, and (3) shall terminate only upon termination of the Lease, or upon the renewal of the Lease without the inclusion of the Group Rate Internet.

● **Access to Landlord's Group Rate Internet:** Resident shall be granted access to the Landlord's Group Rate Internet at the Property, which is provided by Landlord's designated third-party service provider(s) (the "ISP") at speeds of up to 1,000 Mbps. Resident must agree to, and comply with, the ISP's terms and conditions and acceptable use policy, accessible on the ISP's website ("ISP Policies"). Resident's continuous use of the Group Rate Internet shall be deemed acknowledgment that Resident has read and agreed to the ISP Policies.

- a. **Account Activation; Equipment:** Resident will be required to complete activation instructions and self-install equipment necessary to access the Group Rate Internet. Resident's failure to do so may result in significant delays in Internet service. Activation instructions will be provided to the Resident by email, SMS, or by phone. Any questions regarding installation shall be directed to the ISP, per the instructions provided by the ISP with the equipment. The Landlord does not provide technical assistance for the Group Rate Internet or third-party hardware or software, including but not limited to wired and wireless routers, computers, printers or smart devices. Landlord is not responsible for the operation or support, maintenance or repair of any equipment, software, or services that the Resident elects to use in connection with the Group Rate Internet.
- b. **Access Requirements:** Resident grants access to the Property to the Landlord, and the ISP, for purposes of installation, repair, maintenance, and service of the Group Rate Internet and related equipment. Except in the event of emergency maintenance, Landlord shall provide the Resident with at least 24 hours advance written notice to access the Property for the purposes stated herein. Resident agrees not to prevent or interfere with such access, provided, however, that the Landlord has met the notice requirements as provided herein.
- c. **Service Speed; Availability:** Resident understands and agrees that the Landlord does not guarantee that any particular amount of bandwidth on the network or that any speed or throughput of Resident's connection to the network will be available to Resident. Resident understands and agrees that the speed and availability of the Group Rate Internet at the Property will vary depending upon a number of factors, including Resident's computer system(s) and associated equipment (e.g., Resident-sourced WiFi routers/access points, etc.), Internet traffic, and other factors, without limitation, such as system capacity limitations, governmental actions, severe weather, events beyond Landlord's control, and system failures, modifications, upgrades and repairs. Resident understands that Resident's wireless connections and use of wireless routers may be subject to greater fluctuations in speed and latency and may be adversely affected by interference, congestion, distance, and other outside factors.
- d. **Internet Fee:** Resident shall pay \$70.00 monthly to the Landlord for Group Rate Internet, commencing on the Lease start date and prorated from the Resident's Lease start date for the first month. This Internet Fee includes the cost of the Group Rate Internet, any applicable activation and upfront ISP equipment charges, and an administrative fee for the enrollment and administration of the Group Rate Internet as performed by the Landlord, and any additional cost incurred by the Landlord for the provision of the Group Rate Internet. Any additional charges incurred by Landlord due to the Resident's damage to the equipment, failure to return the equipment, misuse of the Group Rate Internet, or violation of the ISP policies are not included in the Internet Fee and shall be billed separately to the Resident, in addition to the Rent and Internet Fee, and due immediately upon receipt of such notice from Landlord. Non-compliance by Tenant with the terms and conditions of this Internet Addendum shall not impact the assessment or billing of the Internet Fee.
- e. **Internet Use Risks:** Resident acknowledges and agrees that when using the Group Rate Internet to access the Internet or any other online network or service, there are certain risks that may enable other Internet users to gain access to or use of Resident's equipment. Resident is responsible for taking and should take all appropriate security measures when using the Group Rate Internet. Resident assumes sole responsibility for Resident's equipment used in conjunction with the Group Rate Internet and for providing and configuring any security measures for use with the Group Rate Internet to prevent damage from viruses, malware, or other similar malicious items and to prevent unauthorized access to the Group Rate Internet, and Resident shall be solely responsible in any manner for the effectiveness of these blocking and filtering technologies. Landlord does not warrant
- f. that others will be unable to gain access to Resident's computer(s) or data even if Resident utilizes blocking and filtering technologies, or that the data or files will be free from computer viruses or other harmful components. Landlord has no responsibility and assumes no liability for the protections Resident may employ nor for any damages that may arise from accessing the Internet.
- g. **Prohibited Activities:** Resident will not use, or allow others to use, the Group Rate Internet for any activity that violates any local, state, federal, or international law, order or regulation. Prohibited activities include, but are not limited to, (1) posting or disseminating material which is unlawful (such as child pornography or obscene material), (2) disseminating material that violates copyright or other intellectual property rights for others, (3) pyramid or other illegal soliciting schemes, (4) any fraudulent activities, or (5) reselling, sharing, or otherwise distributing the Group Rate Internet, or any portion thereof to any third party, without the written consent from the ISP.

Optional Services: Resident may seek additional services directly from the ISP at any time during the term of the Lease. Additional services provided to the Resident by the ISP shall be subject to a separate agreement between the Resident and the ISP. Such services shall be billed separately by the ISP and shall not be included in the Internet Fee.

- h. Right to Suspend/Terminate Group Rate Internet: The Landlord, Real Property Management - Richmond Metro, and the ISP have the right to terminate the Group Rate Internet, without notice, upon any violation, or breach, of the ISP Policies or this Internet Addendum. The Group Rate Internet may also be suspended or terminated, as permitted by law, in the event of any of the following: (a) strikes, severe weather, earthquakes, pandemic, civil unrest or other such force majeure events beyond the Landlord's control that affects the Group Rate Internet to the extent that the Group Rate Internet is deemed inoperable; (b) any law, action or ruling by any governmental authority is enacted or issued and prohibits or modifies the Landlord's ability to provide the Group Rate Internet; (c) non-payment of the Internet Fee for Group Rate Internet by the Resident; (d) the Resident defaults on the Lease; or (e) the Property is sold or no longer managed by the property manager.
- i. Account and Technical Support: For Group Rate Internet account and technical support, please contact:

Service Provider Customer Support

Telephone No.: (888) 522-6888

Email: residenthelp@secondnature.com

- j. Data Privacy Consent: Resident hereby explicitly and unambiguously consents to the collection, use and transfer, in electronic or other form, of the Resident's personally identifiable information, including sensitive information, to include, but not limited to, Resident's name, address, telephone number (home, work and mobile numbers), email address, and date of birth (collectively, the "Resident Data") by the Landlord, and its ISPs, service providers, subcontractors, and agents (individually or collectively, the "Service Provider(s)") as reasonably necessary for the exclusive purpose of implementing, managing, and performing the Group Rate Internet. The Resident understands that Resident Data may be transferred to the Service Providers implementing, managing, and performing the Group Rate Internet, during the term of the Lease. The Resident hereby authorizes the Service Providers to receive, possess, use, retain and transfer the Resident Data, in electronic or other form, for the exclusive purpose of implementing, managing, and performing the Group Rate Internet. The Resident understands that Resident Data will be held by the Service Providers only as long as is necessary or appropriate for implementing, managing, and performing the Group Rate Internet.
- k. Consent to Receive SMS Messages: Resident consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the Service Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions. The Resident represents that the Resident is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Resident. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Resident.

Upon the signature of the Landlord and the Resident(s) below, the above-mentioned Internet Addendum shall be considered as part of the Lease and legally binding on all Parties.

_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Resident	_____ Date	_____ Resident	_____ Date
_____ 	_____ 	_____ 	_____

AGENCY DISCLOSURE

Virginia law and regulations require real estate agents to disclose their agency relationships to all prospective customers and clients. In addition to meeting the requirement, this disclosure is intended to educate consumers about agency relationships and the duties of real estate agents, brokers, and firms. For convenience, this group is referred to as "licensees" since they are all required to be licensed by the Virginia Real Estate Board.

Agency is the relationship when one person works for or represents another person by express authority. People who licensees represent are called clients. People who receive services from licensees without being represented by the licensees are called customers. A licensee does not necessarily represent the person who pays him or her. As a result, a licensee can represent the buyer, but be paid by the sellers, or vice versa.

Although agency relationships can be formed without a written agreement, you should not assume that any person represents you unless you have a written agreement with them. The agreement between the licensee and the client creates a brokerage relationship.

Client Status. As a client, you enter into an agreement with a licensee for that licensee to represent you. This agreement may be called a "listing", a "management agreement", a "buyer broker agreement", or an "agency agreement", depending on whether you are a seller, landlord, buyer or tenant. You are then the licensee's client. If the agreement is an exclusive agreement, you are required to work through that licensee.

The licensee will generally be entitled to a commission if you buy, sell, or lease (as appropriate) property, even if you do not use the services of the licensee. The licensee is required to give you advice as to price and other matters and to disclose any material information known to the licensee about the property of the transaction. The licensee will also help you to negotiate favorable terms. The licensee is also required not to disclose to other parties any personal or financial information about you or any other information you ask to be kept confidential.

Customer Status. As a customer, you do not sign an agreement with a licensee (although the licensee is still required to obtain a disclosure form). You are then the licensee's customer. The licensee will represent the other party in the transaction, who will be the licensee client. You are not legally required to work through the licensee, and the licensee will only be entitled to a commission if you buy, sell or lease (as appropriate) property through the licensee. The licensee can give you general advice and is required to treat you honestly and disclose material facts known to the licensee regarding the physical condition of the property, but the licensee generally cannot give advice regarding price or assistance in negotiating favorable terms. The licensee is required to disclose to their client any information which it knows which may be helpful to the client. If you will be a customer, you should be aware that there may be other relevant information concerning the transaction which may be obtained from other sources.

Additional Duties of Licensees. In addition to the duties that are described above and any duties included in the agreement between the licensee and the client, licensees have certain duties under Virginia law and the Virginia Real Estate Board regulations. Licensees must promote the interest of their client by seeking a buyer or tenant or an appropriate property for their client, although they are not required to continue these efforts after a contract has been signed, and by timely presenting all written offers and counter-offers. Licensees must account to their clients for all money and property which the licensee receives in which the client has an interest. Licensees who represent buyers must disclose to a seller whether the buyer intends to occupy a property as their principal residence. Before a licensee enters into a brokerage relationship, the licensee must advise the prospective client of the type of relationship which is proposed, and the licensee's compensation and whether the licensee will share that compensation with a licensee who presents another party to the transaction. Licensee's owe their clients a duty of ordinary care.

Dual Agency. Dual Agency, or Dual Representation is when the same licensee represents both the buyer and the seller or the landlord and the tenant. This generally happens when a buyer or tenant who is a client of the licensee becomes interested in a property which is listed with the same real estate company. This leads to conflicts of interest, which Virginia law permits licensees to handle in two different ways. The first alternative is Simple Dual Agency. With this alternative, the broker and all salespersons continue to represent both parties, but they don't share any confidential information. The other alternative involves the use of Designated Representatives. With this alternative, the broker is still a dual agent, but separate agents are named to represent the buyer and seller or landlord and tenant, and these agents represent their respective clients as if the agents work for separate companies. Both agents give their best advice and keep the confidences of their clients. Licensees are required by law to disclose to both parties whenever a dual agency relationship arises and any time designated representatives are used, and all parties must then sign a Disclosure of Dual Representation or Disclosure of Use of Designated Representatives form.

Firm Policies. When representing sellers, landlords, and optionors, the real estate firm listed below (the "Firm") has a policy of cooperating with both licensees who work with the other party as customers, and licensees who work with the other party as clients, unless otherwise instructed by the Firm's client. The Firm _____ will or ☒ will not

compensate licensees who do not represent the Firm's client. When working with buyers, either as customers or clients, the Firm's policy is to show properties listed with the Firm and other real estate firms.

When working with buyers/tenants/options as customers, the Firm _____ will or ✓ will not show properties being offered for sale by owner if the owner will enter into a listing agreement for that showing.

This is not an agreement, but only a disclosure form.

DISCLOSURE OF BROKERAGE RELATIONSHIP

I acknowledge that Lyndi Morrone, Broker with Real Property Management: Richmond Metro (Name of Firm and Salesperson) has disclosed to me that it represents the following party in this real estate transaction:

____ Seller ✓ Landlord ____ Optionor ____ Buyer ____ Tenant ____ Optionee

_____	Bratavious A. Watts	_____
Date	Printed Name	Signature
_____	Kandyce N. Rives	_____
Date	Printed Name	Signature
_____	_____	_____
Date	Printed Name	Signature
_____	_____	_____
Date	Printed Name	Signature

DAMAGE ADDENDUM

Except for normal wear and tear, the following specific estimated deductions or damages shall be charged against Tenant for any damages to the Dwelling Unit or the Premises:

- Upon move out, a \$150 administration fee will be assessed to Tenant to facilitate repair and invoicing of any Tenant caused damages.
- Excessive or abnormal repairs of holes caused by nails, tv mounts, shelves, etc.: \$ 2.50-4.50 per sq ft plus the cost to repair damage.

▪ **Appliances left dirty or in bad condition:**

Stove: \$ <u>75-150</u>	Refrigerator: \$ <u>75-150</u>
Oven: \$ <u>75-150</u>	Microwave: \$ <u>75-150</u>
Washer: \$ <u>75-150</u>	Dishwasher: \$ <u>75-150</u>
Dryer: \$ <u>75-150</u>	Other: \$ _____

Comments: If any appliance needs to be replaced due to tenant negligence, Landlord is entitled for replacement cost of said appliance.

▪ **Repainting of parts of Dwelling Unit or Premises:**

Dining Room: \$ <u>2.50-4.50/sq ft</u>	Kitchen: \$ <u>2.50-4.50/sq ft</u>
Living Room: \$ <u>2.50-4.50/sq ft</u>	Bath: \$ <u>2.50-4.50/sq ft</u>
Bedroom, Each: \$ <u>2.50-4.50/sq ft</u>	Halls: \$ <u>2.50-4.50/sq ft</u>

▪ **Repainting of entire Dwelling Unit or Premises:**

Bedroom Unit: \$ <u>2.50-4.50/sq ft</u>	4-Bedroom Unit: \$ <u>2.50-4.50/sq ft</u>
Bedroom Unit: \$ <u>2.50-4.50/sq ft</u>	5-Bedroom Unit: \$ <u>2.50-4.50/sq ft</u>
Bedroom Unit: \$ <u>2.50-4.50/sq ft</u>	Other: _____

- In the event that wallpaper must be removed, Tenant will be charged for the cost of repairing and repainting the wall, including the drywall, if necessary, on a time and materials basis.
- In the event that the drywall is damaged through removal of tape applied by Tenant, Tenant will be charged for painting the area or room as deemed necessary by Landlord.

▪ **Unreturned keys:**

Dwelling Unit: \$ <u>50/key</u>	Mailbox: \$ <u>50-150/key</u>
Other: \$ _____	Key FOB: \$ <u>100/FOB</u>
Lockbox replacement: <u>\$100</u>	
Comments: _____	

▪ **Damaged flooring:**

Cost per square foot of replacing carpeting or flooring: \$ 7-10/sq ft

- Damaged or lost curtain rods and/or window treatment: \$ 125-250

Comments: Depends on type of blind. This does not include blinds that need to be special ordered. If special order is needed, that cost will be passed on to Tenant.

- Repairs and maintenance for Dwelling Unit or Premises (not covered above) will be charged at the rate of: \$ \$ 9 9 - 1 2 9 per hour, plus costs of materials.

Both Tenant and Landlord agree that above damages are not all inclusive of possible damages that could occur during tenancy and that prices are estimates and subject to change by the time possession is handed back to Landlord based on vendors, materials costs and inflation adjustment.

Useful Life (Years)

Stove/Oven	14		Carpet	7
Dishwasher	5-7		Hardwood	15+
Range Hood	3-5		Paint	3
Refrigerator	8-10		Washer	12
Microwave	8		Dryer	13
Tile	15+		Cabinetry	45
Linoleum	15+		Exhaust Fan	5
HVAC	7-10		Garbage Disposal	2-5
Water Heater	7-10		Toilet	10
Faucets	5-10			

Tenant: _____(Seal) Date: _____

Printed: Bratavious A. Watts

Tenant: _____(Seal) Date: _____

Printed: Kandyce N. Rives

Tenant: _____(Seal) Date: _____

Printed: _____

Tenant: _____(Seal) Date: _____

Printed: _____

Landlord's Signature: _____(Seal) As Managing Agent on behalf of Landlord

Date: _____

Printed: Lyndi Morrone

LEASE ADDENDUM

This addendum (the “**Addendum**”), effective as of the date signed below, is entered into by and between Ridge Real Estate Group, LLC (“**Landlord**”) and the undersigned tenant (“**Tenant**”). Both Landlord and Tenant are parties to a lease agreement for the rental unit located at 3418 Carolina Avenue - B, Richmond, VA 23222 (the “**Lease Agreement**”). This Addendum is incorporated into and forms part of the Lease Agreement. Failure to comply with this Addendum shall constitute a breach of the Lease Agreement and may be enforced accordingly.

Landlord has partnered with Obligo Inc. (“**Obligo**”) to offer a security deposit alternative service (the “**Obligo SDA**”) to its tenants. If approved by Obligo, Tenant may purchase an Obligo SDA instead of paying a security deposit and, by utilizing such Obligo SDA, Tenant agrees to pay Obligo for any charges submitted to Obligo by Landlord (the “**Charges**”), up to \$ \$2,497.50 (the “**Obligo SDA Value**”). If Tenant qualifies for and purchases an Obligo SDA, the following terms shall apply:

1. Effect of Addendum. Any provisions relating to a “security deposit” in the Lease Agreement shall hereby be replaced by this Addendum for so long as the Landlord and Tenant have active rights and obligations related to the Obligo SDA. All other provisions of the Lease Agreement not expressly modified by this Addendum shall remain in full force and effect.

2. Tenant Obligations. Tenant shall: a. pay any applicable nonrefundable service fees for the Obligo SDA, as presented to Tenant by Obligo, for the initial and any applicable renewal terms of the Obligo SDA (the “**Obligo SDA Term**”). The Obligo SDA shall automatically renew (and Tenant shall be charged applicable renewal service fees) until Landlord confirms that Tenant has vacated the rental unit; b. maintain a valid preauthorized payment method for service fees and Charges throughout the Obligo SDA Term; c. promptly respond to all notices and communications from Obligo, including any renewal or Charge notices; and d. not do, or omit to do, anything that constitutes a breach of Obligo’s Terms of Service (available at <https://www.obligo.com/terms-of-service>).

3. Landlord Obligations. Landlord shall:

- a. accept the Obligo SDA in place of a security deposit;
- b. close Tenant’s Obligo account by 5:00 PM local time on the final day for security deposit returns or charges to security deposit alternatives in the jurisdiction where the rental property is located; and
- c. only submit Charges that would be permissible under the Lease Agreement and applicable law for deductions to Security Deposits and/or charges to security deposit alternatives.

4. Changes to Obligo SDA Value. Landlord may require an increase to the Obligo SDA Value pursuant to a renewal and/or extension of the Lease Agreement. Tenant will be notified of any such request and any corresponding increase in Obligo service fees. Tenant shall have the right to either consent to such changes to the Obligo SDA or to request the termination of the Obligo SDA pursuant to Tenant’s payment of a security deposit.

5. Charge Disputes. Tenant shall have the same right to dispute Charges with Landlord as if such Charges were deductions from a security deposit. Tenant’s payment of Charges to Obligo shall not constitute a waiver of Tenant’s right to dispute such Charges with Landlord. In the event such a dispute is resolved in favor of Tenant, Landlord shall issue Tenant a refund for any applicable Charge payments made to Obligo.

6. Termination of Obligo SDA. Tenant shall, for the entire term of the Lease Agreement, either: (1) maintain an active Obligo SDA or (2) deliver to Landlord a security deposit in the amount set forth in the Lease Agreement. Upon receipt of a security deposit, Landlord will close Tenant’s Obligo account without submitting Charges. By signing below, the parties acknowledge and agree to the terms of this Addendum as of _____.

LANDLORD: _____ TENANT: _____

MOLD DISCLOSURE

Agent/Landlord: Lyndi Morrone as Managing Agent on behalf of Landlord

Tenant(s): Bratavious A. Watts, Kandyce N. Rives

Leased Premises: 3418 Carolina Avenue - B, Richmond, VA 23222

This MOLD DISCLOSURE is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

Potential health effects and symptoms associated with Mold exposures include allergic reactions, asthma, and other respiratory complaints. Mold can be found almost anywhere and can grow on virtually any substance, providing moisture is present. There is no practical way to eliminate all Mold and Mold spores in an indoor environment. The best way to control indoor Mold growth is by controlling moisture.

Tenant acknowledges that the Landlord has provided direction to the Tenant on how to obtain Mold informational pamphlets that are made available to the public through the United States Environmental Protection Agency (EPA). These pamphlets can be accessed by any of the methods listed below:

Mail: Protection U.S. EPA / Office of Radiation and Indoor Air
Indoor Environments Division
1200 Pennsylvania Avenue, NW
Mail Code 6609J
Washington, DC 20460

Phone: (202) 343-9370 or website: <http://www.epa.gov/iaq/molds/index.html>

☐ Landlord discloses any known information concerning Mold located in or around the following areas of the Leased Premises: _____

☒ It is not known by the Landlord whether or whether not Mold is located in or around the Leased Premises.

Tenant: _____(Seal) Date: _____

Printed: Bratavious A. Watts

Tenant: _____(Seal) Date: _____

Printed: Kandyce N. Rives

Tenant: _____(Seal) Date: _____

Printed: _____

Tenant: _____(Seal) Date: _____

Printed: _____

Landlord's Signature: _____(Seal) As Managing Agent on behalf of Landlord

Date: _____

Printed: Lyndi Morrone

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.

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

Lessees Acknowledgment (initial) _____

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

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

Agents Acknowledgment (initial)

- (e) _____ Agent has informed the lessor of the lessors' 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 As Managing Agent on behalf of Landlord _____
Date

Lessee _____
Date

Lessee _____
Date

Lessee _____
Date

Lessee _____
Date

LEAD PAINT PAMPHLET

PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- * Get your young children tested for lead, even if they seem healthy.
- * Wash children's hands, bottles, pacifiers, and toys often.
- * Make sure children eat healthy, low-fat foods.
- * Get your home checked for lead hazards.
- * Regularly clean floors, windowsills, and other surfaces.
- * Wipe soil off shoes before entering house.
- * Talk to your landlord about fixing surfaces with peeling or chipping paint.
- * Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- * Don't use a belt-sander, propane torch, dry scraper, or dry sandpaper on painted surfaces that may contain lead.
- * Don't try to remove lead-based paint yourself.

ARE YOU PLANNING TO BUY, RENT, OR RENOVATE A HOME BUILT BEFORE 1978?

Many houses and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly. By 1996, federal law will require that individuals receive certain information before renting, buying, or renovating pre-1978 housing:

LANDLORDS will have to disclose known information on lead-based paint hazards before leases take effect. Leases will include a federal form about lead-based paint.

SELLERS will have to disclose known information on lead-based paint hazards before selling a house. Sales contracts will include a federal form about lead-based paint in the building. Buyers will have up to 10 days to check for lead hazards.

RENOVATORS will have to give you this pamphlet before starting work.

If you want more information on these requirements, call the National Lead Information Clearinghouse at 1-800-424-LEAD.

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IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

FACT: Lead exposure can harm young children and babies even before they are born.

FACT: Even children that seem healthy can have high levels of lead in their bodies.

FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips with lead in them.

FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.

FACT: Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

LEAD GETS IN THE BODY IN MANY WAYS

*1 out of every 11 children in the United States has dangerous levels of lead in the bloodstream. *

*Even children who appear healthy can have dangerous levels of lead. *

People can get lead in their body if they:

- * Put their hands or other objects covered with lead dust in their mouths.
- * Eat paint chips or soil that contain lead.
- * Breathe in lead dust (especially during renovations that disturb painted surfaces).

Lead is even more dangerous to children than adults because:

- * Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.
- * Children's growing bodies absorb more lead.
- * Children's brains and nervous systems are more sensitive to the damaging effects of lead.

Lead's Effects

If not detected early, children with high levels of lead in their bodies can suffer from:

- * Damage to the brain and nervous system
- * Behaviour and learning problems (such as hyperactivity)
- * Slowed growth
- * Hearing problems
- * Headaches

Lead is also harmful to adults. Adults can suffer from:

- * Difficulties during pregnancy
- * Other reproductive problems (in both men and women)
- * High blood pressure
- * Digestive problems
- * Nerve disorders
- * Memory and concentration problems
- * Muscle and joint pain

*Lead affects the body in many ways. *

CHECKING YOUR FAMILY FOR LEAD

*Get your children tested if you think your home has high levels of lead. *

A simple blood test can detect high levels of lead. Blood tests are important for:

- * Children who are 6 months to 1 year old (6 months if you live in an older home that might have lead in the paint).
- * Family members that you think might have high levels of lead.

If your child is older than 1 year, talk to your doctor about whether your child needs testing.

Your doctor or health center can do blood tests. They are inexpensive and sometimes free. Your doctor will explain what the test results mean. Treatment can range from changes in your diet to medication or a hospital stay.

WHERE LEAD-BASED PAINT IS FOUND

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. In 1978, the federal government banned lead-based paint from housing. Lead can be found:

- * In homes in the city, country, or suburbs.
- * In apartments, single-family homes, and both private and public housing.
- * Inside and outside of the house.
- * In soil around a home. (Soil can pick up lead from exterior paint, or other sources such as past use of leaded gas in cars.)

WHERE LEAD IS LIKELY TO BE A HAZARD

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Lead-based paint that is in good condition is usually not a hazard.

Peeling, chipping, chalking, or cracking lead-based paint is a hazard and needs immediate attention.

Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear. These areas include:

- * Windows and windowsills.
- * Doors and door frames.
- * Stairs, railings, and banisters.
- * Porches and fences.

Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. Call your state agency (see below) to find out about soil testing for lead.

CHECKING YOUR HOME FOR LEAD HAZARDS

*Just knowing that a home has lead-based paint may not tell you if there is a hazard. *

You can get your home checked for lead hazards in one of two ways, or both:

- * A paint inspection tells you the lead content of every painted surface in your home. It won't tell you whether the paint is a hazard or how you should deal with it.
- * A risk assessment tells you if there are any sources of serious lead exposure (such as peeling paint and lead dust). It also tells you what actions to take to address these hazards.

Have qualified professionals do the work. The federal government is writing standards for inspectors and risk assessors. Some states might already have standards in place. Call your state agency for help with locating qualified professionals in your area (see below).

Trained professionals use a range of methods when checking your home, including:

- * Visual inspection of paint condition and location.
- * Lab tests of paint samples.
- * Surface dust tests.
- * A portable x-ray fluorescence machine.

Home test kits for lead are available, but the federal government is still testing their reliability. These tests should not be the only method used before doing renovations or to assure safety.

WHAT YOU CAN DO NOW TO PROTECT YOUR FAMILY

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- * If you rent, notify your landlord of peeling or chipping paint.
- * Clean up paint chips immediately.
- * Clean floors, window frames, windowsills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- * Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- * Wash children's hands often, especially before they eat and before nap time and bedtime.
- * Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- * Keep children from chewing windowsills or other painted surfaces.
- * Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- * Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and low-fat dairy products. Children with good diets absorb less lead.

HOW TO SIGNIFICANTLY REDUCE LEAD HAZARDS

*Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house. *

*Always use a professional who is trained to remove lead hazards safely. *

In addition to day-to-day cleaning and good nutrition:

* You can temporarily reduce lead hazards by taking actions like repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will not eliminate all risks of exposure.

* To permanently remove lead hazards, you must hire a lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not enough.

Always hire a person with special training for correcting lead problems--someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. If possible, hire a certified lead abatement contractor. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Call your state agency (see below) for help with locating qualified contractors in your area and to see if financial assistance is available.

REMODELING OR RENOVATING A HOME WITH LEAD-BASED PAINT

*If not conducted properly, certain types of renovations can release lead from paint and dust into the air. *

Take precautions before you begin remodeling or renovations that disturb painted surfaces (such as scraping off paint or tearing out walls):

* Have the area tested for lead-based paint.

* Do not use a dry scraper, belt-sander, propane torch, or heat gun to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.

* Temporarily move your family (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.

* Follow other safety measures to reduce lead hazards. You can find out about other safety measures by calling 1-800-424-LEAD. ♦ Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined above in this brochure.

OTHER SOURCES OF LEAD

*While paint, dust, and soil are the most common lead hazards, other lead sources also exist. *

* Drinking water. Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:

o Use only cold water for drinking and cooking.

o Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

* The job. If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your clothes separately from the rest of your family's.

* Old painted toys and furniture.

* Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.

* Lead smelters or other industries that release lead into the air.

* Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture.

* Folk remedies that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

FOR MORE INFORMATION

The National Lead Information Center

Call 1-800-LEAD-FYI to
how to protect children from lead poisoning.

learn

For other information on lead hazards, call the center's clearinghouse at 1-800-424-LEAD. For the hearing impaired, call, TDD 1-800-526-5456 (FAX: 202-659-1192, Internet: EHC@CAIS.COM).

EPA's Safe Drinking Water Hotline

Call 1-800-426-4791 for information about lead in drinking water.

Consumer Product Safety Commission Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call 1-800-638-2772. (Internet: info@cpsc.gov). For the hearing impaired, call TDD 1-800-638-8270.

STATE HEALTH AND ENVIRONMENTAL AGENCIES

Some cities and states have their own rules for lead-based paint activities. Check with your state agency (listed below) to see if state or local laws apply to you. Most state agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards.

State/Region Phone Number

Virginia (800) 523-4019

Washington (206) 753-2556

West Virginia (304) 558-2981

Wisconsin (608) 266-5885

Wyoming (307) 777-7391

EPA REGIONAL OFFICES

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 3 (Delaware, Washington DC, Maryland, Pennsylvania, Virginia, West Virginia)

841 Chestnut Building

Philadelphia, PA 19107 - (215) 597-9800



Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2026

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 tenants' rights under the law. The information below is not intended as legal advice. All parties to a rental agreement are encouraged to consult the Department of Housing and Community Development's [website](#) for more information related to landlord and tenant resources. Tenants with questions are encouraged to contact their local legal aid program at (866) 534-5243 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 within 10 business days of the effective date of the lease agreement.. 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](#), and on the first page of the lease, a list of all charges including security deposit, rent and any additional charges. ([§55.1-1204.1](#))

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:

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\(D\), \(I\)](#))

Payment Methods: A landlord must accept periodic rent and security deposit payments by check and money order. A landlord must accept at least one method of payment that does not include additional collection or processing fees. ([§55.1-1204\(J\)](#))

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 request repairs, the tenant must give the Landlord written notice of need for repairs, and give the landlord a reasonable amount of time to make the repairs. A landlord cannot require a tenant to pay a fee for the maintenance or repair of a unit unless the damage was from a tenant's violation. ([§55.1-1208](#)) If repairs are not made, a tenant can file a tenant's assertion in General District Court. The tenant must be current in rent to file a Tenant's Assertion (after Jan 1, 2027, the tenant does not have to be current on rent to file a Tenant's Assertion). Tenants must pay into court escrow rent that becomes due. There is no rent withholding in Virginia except under repair and deduct (below). ([§55.1-1244](#))

A locality (county, city or town) may act on behalf of a tenant to enforce the provisions of the Virginia Residential Landlord and Tenant Act to address conditions that are a fire hazard or serious threat to life, health, or safety (e.g. rodent infestation, lack of heat, hot or cold running water, electricity, or adequate sewage disposal). ([§55.1-1259](#)).

Repair and Deduct:

If an issue on the premises 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. If a local government or nonprofit does repairs on behalf of the tenant, the tenant is still entitled to reimbursement by the landlord or to make a deduction from the rent. A tenant may not repair at the landlord's expense if the problem was caused by the tenant or their guest, OR if the tenant denied the landlord access to the unit, OR if the landlord already fixed the problem before the tenant hired a contractor. ([§55.1-1244.1](#)).

Uninhabitable Dwelling Unit at Move In:

If, at the beginning of the tenancy, there exists a fire hazard or a serious threat to the life, health or safety of the tenant (such as an infestation of rodents or a lack of heat, hot or cold running water, electricity, or adequate sewage disposal facilities), the tenant may terminate the rental agreement and receive a full refund of all deposits and rent paid to the landlord. To terminate the agreement and request a refund, the tenant must provide a written notice of termination no later than seven days after the tenancy started. If, upon receipt of notice, the landlord agrees such hazardous condition exists, the landlord must refund all deposits and rent paid within 15 business days of being notified or of the tenant vacating the unit, whichever occurs later. ([§55.1-1234.1](#))

The landlord may, in a written notice provided to the tenant, state that the termination is unjustified and refuse to accept the tenant's termination of the lease. A tenant who has vacated the unit (or never moved in initially) may then challenge the landlord's refusal in court. The prevailing party shall be entitled to recover reasonable attorney fees. ([§55.1-1234.1](#))

Notification of Rent Increase/Nonrenewal:

If a lease contains an option to renew or an automatic renewal provision, a tenant must be notified in writing of a rent increase or nonrenewal at least 60 days before the end of the lease term. This only applies when a landlord owns more than four rental units or more than 10% percent interest in more than four rental units in the Commonwealth. ([§55.1-1204\(K\)](#))

Eviction:

A landlord may not evict a tenant without following the court eviction process. If the tenant does not pay rent by the due date, the landlord first sends a written notice informing the tenant of the amount of rent and fees owed and that the landlord will file an unlawful detainer (eviction) lawsuit if the tenant does not pay

OR leave the unit. If the tenant does not pay the amount owed within 14 days, the landlord can file an unlawful detainer (eviction) lawsuit. If a tenant leaves and does not pay, the landlord may file a warrant in debt to collect rent owed. To evict the tenant, 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) A tenant has the right to appeal an eviction. The court may waive the appeal bond if the tenants income is below a certain amount defined by §19.2-159 (indigent persons). (§16.1-107(C)) When facing an unlawful detainer (eviction) action, a tenant has the right to present evidence of written requests made to the landlord to address conditions impacting the safety and habitability of the premises. The tenant must follow the proper court processes and may request that the court reduce the amount of rent owed based on the unit's condition. (§55.1-1241)

Unlawful Exclusion, Interruption of Essential Services, and Unlivable Premises:

A landlord may not unlawfully exclude a tenant from the premises, interrupt an essential service, or make the unit unlivable. If this happens, the tenant may sue the landlord in General District Court and get an initial court hearing within five calendar days. At this hearing, a court may order the landlord to give the property back to the tenant, resume the essential service, or fix the conditions that make the unit unlivable. The court may also hold a second hearing within 10 days of the first hearing and may find that the tenant is entitled to actual damages, statutory damages, and reasonable attorney's fees. (§55.1-1243.1) If a tenant is excluded from the unit because the unit was condemned, the tenant may sue the landlord for actual damages. The landlord must return any prepaid rent, security deposit, and rent paid after the unit was condemned. (§55.1-1243.2)

Domestic Violence— Right to Change Locks:

If a tenant has obtained an order from a court under §16.1-279.1 (for family abuse) or §20- 103 (for apprehension of physical harm by a family or household member) that excludes someone else from the premises, the tenant may provide the landlord with a copy of that court order and request that the landlord either install a new lock or other security devices on the exterior doors of the unit or permit the tenant to do so.

In the event the tenant changes the locks, the tenant shall provide a duplicate copy of all keys and instructions for the operation of all devices to the landlord. The new lock/security device must not cause permanent damage to the dwelling unit, and the tenant shall be responsible for the cost of installing the lock/security device, reasonable costs incurred to remove the device(s), and all damage upon termination of the lease. (§55.1-1230)

Domestic Violence—Right to Terminate the Lease:

If a tenant has obtained an order from a court under §16.1-279.1 (for family abuse) or §20-103 (for apprehension of physical harm by a family or household member) that excludes someone else from the premises, the tenant may provide the landlord with a copy of that court order and request that the landlord either install a new lock or other security devices on the exterior doors of the unit or permit the tenant to do so. In the event the tenant changes the locks, the tenant shall provide a duplicate copy of all keys and instructions for the operation of all devices to the landlord. The new lock/security device must not cause permanent damage to the dwelling unit, and the tenant shall be responsible for the cost of installing the lock/security device, reasonable costs incurred to remove the device(s), and all damage upon termination of the lease. (§55.1-1230)

Domestic Violence—Right to Stay:

A landlord cannot terminate the lease of a victim solely due to family abuse against the tenant as defined by §16.1-228 when the perpetrator is barred from the unit by the landlord under §55.1-1246, OR when the tenant provides the landlord a copy of:

1. A preliminary protective order under §16.1-253.1 (for family abuse), OR
2. An order of protection under §16.1-279.1 (for family abuse), OR

3. An order of exclusive use of the marital residence under §20-103(B) (for family abuse pending divorce), OR
 4. An order of protection as part of a criminal action.
- [\(§55.1-1245\)](#)

Redemption (Pay & Stay):

After an unlawful detainer (eviction) 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 48 hours before the Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, a tenant may use these rights at any time. If the landlord has 4 or fewer rentals, the landlord may limit the tenant's use of these rights to once during the lease period if the landlord first sends a written notice of this limitation. (§55.1-1250)

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](#), [HUD FHEO-2020-1](#))

Tenant Responsibilities

Rent:

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. ([§55.1-120](#))

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 renters' 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 72-hours' notice of maintenance and must perform the maintenance within 14 days. 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](#), [HUD FHEO-2020-1](#))

Last update: July 1, 2026



Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

In accordance with [§55.1-1204](#) of the Code of Virginia, 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 (www.dhcd.virginia.gov/landlord-tenant-resources) pursuant to [§36-139](#) Code of Virginia. The Statement of Tenant Rights & Responsibilities is current as of the date provided to the tenant.

The statement of the tenants' rights and responsibilities was provided to the tenant on:

For property address: _____, 08/07/2026

The tenant: 3418 Carolina Avenue - B, Richmond, VA 23222

X Signed this acknowledgment of receipt of the statement of tenants' rights and responsibilities

Did not sign this acknowledgement of receipt of the statement of tenant's rights and responsibilities

_____ Landlord Signature	_____ Printed Name	_____ Date
	Lyndi Morrone	
_____ Landlord Agent: <i>As Managing Agent on behalf of Landlord</i>	_____ Printed Name	_____ Date
_____ Tenant Signature	_____ Printed Name	_____ Date
	Bratavious A. Watts	
_____ Tenant Signature	_____ Printed Name	_____ Date
	Kandyce N. Rives	
_____ Tenant Signature	_____ Printed Name	_____ Date
_____ Tenant Signature	_____ Printed Name	_____ Date

Lease Acceptance: **By**
signing below, you are agreeing to all term and conditions of the Lease Agreement and included Addenda and disclosures. The Real Property Management Richmond Metro Handbook included here is made part of this Lease.

Sign and Accept:

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. A copy of this document will be available on your Tenant Portal for your records. By electronically signing this contract, you agree that you have the authority to enter into the agreement and are creating your electronic signature and signing the document just as if you had used pen to ink sign the document.

Lessee: _____ Co-Signer

Printed: Bratavious A. Watts

Date: _____

Lessee: _____ Co-Signer

Printed: Kandyce N. Rives

Date: _____

Lessee: _____ Co-Signer

Printed: _____

Date: _____

Lessee: _____ Co-Signer

Printed: _____

Date: _____

Lessor: _____ As Managing Agent on behalf of Landlord

Printed: Lyndi Morrone

Date: _____

NOTE: Where more than one Tenant signs this Lease, responsibility for rent payments will be joint and several. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Lease. Landlord is not liable for any understanding which may exist between two or more Tenants as to the portion of the rent that one Tenant may be required to pay, as opposed to another Tenant. Landlord will track payments for rent as a single account and will not be responsible for providing tenant with any reports specifying which tenant paid which amount. Consequences for failure to pay rent in full will affect all tenants equally. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

Return of Security Deposit

Where more than one Tenant signs the Lease:

- Any deduction to be made from the security deposit will be joint and several, and Landlord is not liable for any understanding which may exist between two or more Tenants as to the portion of the security deposit that one Tenant may be entitled to, as opposed to another Tenant.
- All Tenants must designate in writing below the one Tenant who is to receive the one security deposit check. Tenants understand that it is up to them to disperse any remaining security deposit funds amongst themselves privately Unless indicated below.

Bratavious A. Watts

will receive the security deposit refund, (if any exists)

Tenant _____

Printed Bratavious A. Watts

Date _____

Tenant _____

Printed Kandyce N. Rives

Date _____

Tenant _____

Printed _____

Date _____

Tenant _____

Printed _____



Choosing An Insurance Option And Understand What's Covered

Accidents and damages happen — it's a fact!

When these accidents happen and you don't carry insurance, it can be expensive and a hassle for everyone. To avoid these costly situations, we require all residents to carry liability insurance for property damage during the term of your lease (see lease for details). To satisfy this lease requirement you have two options to chose from:

Option 1

Sign up for renters insurance and provide proof of coverage.

Satisfy your liability coverage lease requirements and protect your personal belongings with renters insurance. Cost varies by provider

Additional options and information are available in your online portal.

Option 2

If you choose not to sign up for your own coverage, your unit will automatically be added to our liability to landlord insurance (LLI) policy coverage

This is an easy way to meet your lease requirement, but keep in mind this coverage does not extend to your personal belongings. You will be charged a fee at the same time as rent, as outlined in your lease.

Liability to landlord insurance is not personal liability or renters insurance and does not cover any of your personal belongings or additional living expenses. If you require any of this coverage, you may satisfy the lease requirement by contacting an insurance company of your choice, signing up for a renters insurance policy, and providing us with proof of coverage.

For more information visit your [online tenant portal](#).

FolioGuard™ Renters Insurance by AppFolio Insurance Services, Inc. policies are underwritten by Century-National Insurance Company (CO, CT, ID, ME, MT, NJ, UT, VT, WA), Cypress Property and Casualty Insurance Company (FL), Trisura Insurance Company (FL), or Spinnaker Insurance Company (all other states) and offered by a licensed insurance agency, AppFolio Insurance Services, Inc. ("AIS"). AIS will be the agent of record (CA license #0L97369, TX license #226364) and has its principal place of business at 70 Castilian Drive, Goleta, California 93117. For a list of state licenses, [click here](#).

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[Insurance overview for residents](#)