

VACATING APARTMENT: The apartment shall be vacated by or before 5:00 PM of the final day of the month unless other arrangements are mutually agreed upon in writing. At this time, the apartment shall have been cleaned and put into condition for a new resident to move in (normal wear and tear excepted). Manager shall be notified and inspect the apartment with resident present. Keys and resident's forwarding address shall be given to manager. If resident fails to vacate the apartment and return keys by the specified time, additional rent will be charged at three times the usual rate, on a daily basis, and an unlawful detainer action may be initiated.

CLEANING APARTMENT: Owner hires resident to clean apartment and agrees to pay resident up to \$ 300.00 in consideration of his cleaning apartment so that it is ready for a new resident to move in, provided all monies due have been paid by the resident. This cleaning shall include, but not be limited to: cleaning oven; cleaning and defrosting refrigerator; cleaning kitchen and bathroom fixtures; cleaning all floors; removing all resident's possessions, garbage and debris; removing dirt and fingerprints from walls; and repairing any damage caused by him. This payment shall be made by check, mailed to resident's forwarding address, within 30 days of his vacating apartment. In no case shall this be applied in advance to rent due.

OWNER'S RIGHT OF ACCESS: Owner shall have the right of free access to the premises at all times for the purpose of inspection; to make repairs, alterations or improvements; to supply necessary or agreed services; or to exhibit premises to prospective or actual purchasers, mortgagees, workmen or contractors, or any other person having a legitimate interest therein, as provided by law.

OWNER'S LIABILITY: Resident agrees not to hold the owner or his agents liable in any manner for or on account of any loss or damage sustained by action of a third party, fire, water, theft, or the elements, or for loss of any articles, from any cause, from said premises, or any other part of said building; or for any injury to resident, his family, guests or employees.

RENTERS INSURANCE IS REQUIRED: Resident is hereby informed of the need to insure possessions and provide financial responsibility for resident's actions. This is commonly accomplished with the purchase of a Tenant-Homeowner's Insurance policy, also called Renter's Insurance. It is usually found to be most economical when added to renter's auto policy.

RULES AND REGULATIONS: Resident hereby agrees to abide by the following rules and regulations, as well as any rules or regulations, which shall be deemed necessary in the future:

1. **Pets:** No pets will be allowed unless by prior written agreement of owner. Any residents bringing pets into the apartment, without approval of the owner, will be in default of this contract.
2. **Painting or Other Changes:** Resident shall do no painting or make any other alterations or additions to apartment, fixtures, locks, or wiring, and no alterations of furnishings except with written consent of owner. No tacks or adhesives shall be used on apartment doors. (See manager for approved method of hanging Christmas decorations.)
3. **Carpeting:** Resident shall provide adequate carpeting in apartments with bare floors so that footsteps do not disturb the party below him. In apartments where the carpeting is furnished, resident shall vacuum regularly to prevent accumulated dirt from damaging carpet.
4. **Noise:** Stereos, TVs, and musical instruments shall be kept at a low enough volume that they do not disturb persons in other apartments or hallways. Resident shall at all times act as a good neighbor and refrain from creating any disturbances to other residents.
5. **Antennae, Objects on Windowsills and in Hallways:** Rental is for interior of apartment only. No exterior antennae will be permitted. Objects may not be placed in hallways or on exterior of windowsills or hung from windows. No notices or signs may be posted outside or in public areas of building without written permission of owner. No satellite dish. Comcast only.
6. **Mailboxes:** Owner will have the right to determine the form of names on mailboxes.
7. **Garbage:** All garbage must be wrapped sufficiently to prevent leakage and/or odor, and placed in the designated container for building. All boxes must be broken down. Any unusually large items must be disposed of by resident. Discarded items may not be left in halls, stairways, or public areas.
8. **Laundry:** Resident agrees to abide by rules governing use of laundry room, as posted in laundry room or elsewhere.
9. **Building Security:** Resident shall not admit any unknown person to the building. If requested to do so, he shall refer the matter to the manager immediately. Entry doors to the building which are meant to be locked shall not be unlocked or blocked open by resident.
10. **Barbeques:** No barbeques on decks. (Fire regulations)
11. **Buyout Clause:** Refer to attached addendum for provisions.

security deposit \$1800.00

The undersigned resident(s) certifies he has the legal capacity to enter into the enforceable contract, and that he has read, understands, and agrees to all its provisions.

1.) [Signature]
2.) [Signature]
Resident's Signature(s)

5/1/20
5/1/20
Date

Kimberly Stone 206-999-8410
Notify in emergency

Cosse International Properties
By [Signature]

5/29/20
Date