

# Sylvania Homes Dwelling Lease

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, between \_\_\_\_\_ and \_\_\_\_\_ (hereinafter called the "Tenant").

WITNESSETH, that the RHA hereby lets and demises unto the Tenant the Premises at \_\_\_\_\_ for the term of month-to-month from the \_\_\_\_\_ day of \_\_\_\_\_, at the rent of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per month payable in advance on the 1st day of the month, commencing on the 1st day of \_\_\_\_\_. If the term of this lease shall commence on a date other than the first of the month, Tenant shall pay the monthly rental upon the commencement date. The rental paid shall be applied to the first partial month and the last partial month. The second monthly payment shall be paid on the first day of the month following commencement of the lease term and shall be applied to that month's rental. A security deposit of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) is required at the signing of this Lease.

The above letting is subject to and made upon the following covenants, terms, and conditions.

**1. USE OF PREMISES.**

Tenant hereby agrees to occupy the demised premises only as living apartments and not to sublet or allow others to use the same or any part thereof, or assign this Lease, without prior written consent of the RHA.

**2. PAYMENT OF RENT.**

Tenant agrees to pay the rent punctually on the day it falls due and payable, at the bank designated by RHA, without prior demand or notice. If the rent payment is mailed, the United States Post Office postmark date will determine the date of payment. Tenant understands and agrees that any and all other charges, including but not limited to costs associated with repairs, lockouts, late charges, and cleaning, which are or may be made against the Tenant pursuant to this lease shall be considered additional rent and may be collected as such.

**3. LATE CHARGES.**

Should Tenant fail to pay rent within eight (8) days of the due date, Tenant shall then be obligated to pay a late charge of Ten Dollars (\$10.00) per month for each month until the rent and all such late charges are paid in full. Delivery of check by Tenant which is returned for insufficient funds is deemed to be a non-payment and is subject to a \$10.00 fee for the handling of the check. This \$10.00 amount together with the face amount of original check will then be required to be paid by cash within one (1) day of notification. Late charges will accrue until all rent is actually paid in full. After a rent check from Tenant is returned for insufficient funds, RHA may, at RHA's sole discretion, require any rent or additional amounts owed from Tenant to RHA to be paid by cash or money order thereafter for the duration of the Lease or any part thereof.

**4. SECURITY DEPOSIT.**

(a) A security deposit equal to one month's rent shall be paid to RHA and will be retained by the RHA pursuant to 68 P.S. §250.511 (b) of the Landlord Tenant Act.

(b) Tenant may not apply any portion of the security deposit to payment of any month's rent, utilities, repairs or any additional monies owed hereunder. It is expressly understood and agreed that the security deposit is not to be considered as rent or the last payment of rent under this Lease.

(c) The security deposit shall be held as security for the performance of all the terms, covenants and conditions of this Lease; for the cost of any previously unpaid charges or uncollected rent, trash removal, housecleaning and cost of repairs and/or the correction of damages (which are in the opinion of the RHA in excess of normal wear and tear); for Tenant's breach, and/or compensation for actual loss suffered by RHA. If RHA determines that any loss, damage or injury chargeable to Tenant hereunder exceeds the security deposit, RHA may retain the said sum as liquidated damages or may apply the sum against any actual loss, damage or injury and the balance thereof will be the responsibility of Tenant.

(d) As a precondition to any refund of part or all of the security deposit to Tenant, Tenant shall deliver proper notice of termination to RHA, vacate the leased premises, return the keys to the RHA, and comply with all other requirements of this Lease applicable to Tenant.

**5. VISITORS.**

Tenant is required to notify RHA five (5) days in advance of any visitors, sitters or care providers who will be staying for periods longer than five (5) days.

**6. TENANT'S OCCUPANCY.**

(a) If Tenant fails to take possession of the premises at the time stipulated, Tenant forfeits all rights under this Lease, and it shall become null and void at the option of RHA.

(b) At RHA's option, if Tenant fails to take possession, Tenant may be responsible for the entire Lease agreement including all conditions and total rent.

(c) If the Tenant fails to take possession of the premises, Tenant shall not be entitled to recover any rent or deposits made to RHA.

(d) Tenant certifies that they have personally inspected the premises prior to the execution of this Lease and find the unit suitable for residence, in an undamaged condition, in good repair, and in proper working order.

(e) Tenant agrees to surrender the demised premises in the same or better condition as at the commencement of this Lease and hereby agrees to keep the premises in the same condition during the term and any continuance of this Lease.

**7. WAIVER.**

The failure of RHA to insist in any instance upon strict performance of any covenant, term, or condition of this Lease, or to exercise any right provided for herein, shall not be construed as a waiver for the future performance of such covenant, term, or condition and the same shall continue in full force and effect unless a contrary intention is expressed in writing by RHA.

**8. SUPERVISION OF MINORS.**

It is understood that Tenant is to supervise any minor tenants, guests, or visitors in the leased premises. It is agreed and understood that any destruction/damage inflicted by any such minors will be the Tenant's sole responsibility and monies owed for such destruction/damage will be considered as additional rent and will be collected as such.

**9. JOINT AND SEVERAL LIABILITY.**

(a) The term Tenant as used herein shall refer collectively to all persons named above signing this Lease as Tenant, and the liability of each person shall be joint and several.  
(b) Tenant agrees to comply with all requirements of any of the constituted public authorities, and with the terms of all State or Federal statutes and local ordinances and regulations applicable to Tenant or the use of the demised premises.

10. DEATH.

Death of Tenant shall not affect this Lease. All rights and liabilities herein given to, or imposed upon, or waived of, the respective parties hereto, shall extend to and bind the several and respective heirs, executors, administrators, successors and assigns of said parties.

11. LOCKS.

- (a) Tenant shall not change locks or install additional locks, chains, or other fasteners.
- (b) If RHA is unable to easily access Tenant's leased premises, RHA may use whatever means of entry necessary to gain access into Tenant's leased premises. If this access involves physical damage to the premises, the cost incurred to gain access and to restore the area to original condition will be billed to Tenant.

12. ABANDONMENT.

At the end of the term of this lease, Tenant shall remove from the leased premises all personal property not owned by RHA. In the event it appears to RHA that Tenant has abandoned the leased premises, RHA shall be entitled to remove Tenant's belongings and dispose of them as RHA sees fit without any liability whatsoever to Tenant. Without limiting the generality of the previous sentence, RHA shall have the right to conclusively presume that Tenant has abandoned the premises and Tenant's belongings if Tenant has been absent from the leased premises for a continuous period of 14 days without notifying the RHA of said absence in writing. [Tenant affirms that all goods placed on premises during the Lease term are Tenant's sole property, and are not exempt from any claims for rent.]

13. GRANTED POSSESSION.

In the event RHA obtains a judgment for possession of the leased premises and obtains possession through judicial process, then the RHA shall be entitled to remove and dispose of the Tenant's belongings which are located at the leased premises without any liability whatsoever to the Tenant.

14. NOTICES.

- (a) Tenant specifically waives prior notice from RHA regarding legal action of collection.
  - (b) RHA may increase the monthly rent or change the terms of this Lease upon written notice to Tenant 30 days in advance of the first day of the month in which the rent increase or change of terms is effective. The rent increase or change of terms shall become effective without further notice, unless Tenant shall terminate the Lease within 30 days from date of notice of rent increase or term change.
  - (c) Any notice to Tenant shall be considered duly delivered when addressed to Tenant and deposited in the mail (first class prepaid) for delivery at the premises; or when delivered in person to the Tenant; or when securely affixed or attached to the premises in a conspicuous manner.
  - (d) Tenant agrees to immediately give written notice to RHA of any fire or damage occurring to the demised premises. In the event of any such fire or other damage, RHA shall have the right and option to immediately terminate this Lease and obtain full possession and occupancy of the premises by giving written notice to Tenant; or RHA may elect to repair the damage and not to terminate this Lease, in which case such repairs shall be accomplished as speedily as practicable, and this Lease shall not be affected whatsoever, including Tenant's obligation to pay rent during and after the repairs.
15. TENANT'S DUTIES AT END OF LEASE.
- (a) Prior to vacating the premises, Tenant shall thoroughly clean the premises to the satisfaction of the RHA. Cleaning shall include appliances, fixtures, furniture, walls and ceilings, broom sweep, mopped, windows, woodwork and doors; removal of all Tenant's personal belongings/property, rubbish and garbage from the premises and surrounding land; and lawn mowing, if applicable. RHA will conduct an inspection of the Premises after the Tenant has moved out and will assess any damages or other charges at that time.

16. NO ELIMINATION OR REDUCTION IN RENT OR OTHER COMPENSATION shall be claimed by Tenant for any temporary reduction of services, inconvenience or discomfort arising from repairs or improvements being made to the premises or its equipment, nor from any space taken to comply with any law or government authority, nor from RHA's failure to supply any services, utility, or supplies agreed to in this Lease due to causes beyond RHA's control. In the case of such curtailment of space, services, utilities, or supplies, RHA shall make a reasonable effort to reinstate the same as soon as practicable.

17. UTILITIES.

RHA will supply all utilities to the premises including water, sewer, electricity and trash removal. Tenant will be responsible for any excessive utility charges. RHA will not provide cable or telephone service.

18. TRASH REMOVAL.

All trash is to be properly bagged and closed to prevent spillage. Tenant is responsible for disposal of any items not removed by the trash service. Cost of removal of trash will be the responsibility of RHA. Tenant is required to have trash removed a minimum of once every seven (7) days. Trash collection occurs on Monday and Thursday.

19. RECYCLING REQUIREMENTS.

- (a) Recycling will be the responsibility of Tenant. Tenant agrees to comply with all requirements of the City of Reading regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash. Containers in compliance with applicable regulations shall be used to hold all recyclable products. Tenant must purchase and maintain the recycling container. Tenant shall pay all costs, expenses, fines, penalties, or damages imposed on RHA or Tenant by reason of Tenant's failure to comply with recycling requirements. Tenant shall indemnify, defend, and hold RHA harmless from and against any actions, claims, and suits arising from such noncompliance.

- (b) Tenant's noncompliance with recycling requirements shall constitute a violation of this Lease and may result in eviction proceedings.

20. SMOKE DETECTOR.

The leased premises are equipped with a smoke detector. In order to insure that the detector remains operative and offers the protection for which it is intended, it is required that Tenant check the detector monthly. If a smoke detector does not function properly, Tenant shall notify RHA immediately. If the unit does "beep" or "beeps" periodically for no apparent reason, Tenant must immediately notify maintenance for correction.

21. ENTRY OF PREMISES.

RHA has the right to enter the premises accompanied by others if so desired at any reasonable time to examine the condition of the premises, for the purpose of making repairs or improvements, to protect the premises from damage, and to enforce the provisions of this Lease. If possible, RHA will attempt to notify Tenant twenty-four (24) hours in advance of any intended entry. Tenant shall not unreasonably restrict or prohibit any such entry. If Tenant should leave the premises permanently or temporarily during the term of this Lease, or in the case of any emergency situation, the RHA or his employees or agents shall have the right, and are authorized by Tenant, to immediately enter the same for the purpose of performing and/or checking repair work needed, protecting the premises from freezing and bursting of water pipes, or any other damage to the premises, or to respond to any emergency situation. Any such entry by RHA, its employees, or agents shall in no way be considered as a forcible entry or trespass, and Tenant waives all right of action at law for forcible entry.

22. CARE OF THE PREMISES.

- (a) Tenant agrees: 1) to keep the demised premises clean and free from all dirt and other refuse matter; 2) to keep all waste and drain pipes open (unclogged); to be responsible for any and all payments for service calls (labor and materials) for opening clogged drains, toilets, sinks, and traps caused by Tenant's usage/negligence; 3) to use due care in the use of the Premises, the appliances therein, and all other parts of RHA's property, (roof, plumbing fixtures and accessories, electrical fixtures, windows, screens and doors, knobs, latches, and hardware); 4) in general, to keep the same in as good order and repair as they are at the beginning of the term of this Lease, reasonable wear and tear excepted; 5) to give notice to RHA of the need for repair thereof; and 6) to pay for all repairs to the leased premises, its contents, and to all other parts of RHA's property which are necessitated by an intentional or negligent act on the part of Tenant or Tenant's guests, invitees, visitors or family.

23. LIABILITY OF OWNER.

RHA is not liable or responsible for any injuries to Tenant, guests, visitors or any other third party or property, goods and effects occurring on RHA's property. Tenant releases and holds RHA harmless and agrees to indemnify the RHA against any and all loss occasioned by Tenant's breach of any of the covenants, terms and conditions of this Lease and all liability claims unless said injury or damages are the direct result of RHA's negligence.

24. REPAIRS. TENANT IS TO REPORT ALL REPAIRS NEEDED TO RHA.

RHA will decide if repair is needed and who will perform the task. In the event of Tenant's negligence, RHA will determine if the service call and/or work will be billed to Tenant after completion or if Tenant can repair the damage. If Tenant is to make repairs, he/she will only need to pay for supplies, however, a time deadline will be imposed for repair completion. RHA shall not be required to perform any repairs during this Lease except at

RHA's option or as required by law. Tenant shall make no repairs, alterations, additions, or improvements to the premises, its painting or its fixtures and appliances without RHA's written permission. Any fixtures or equipment installed or attached by Tenant will immediately and exclusively become the property of the RHA and shall remain at the end of the Tenant's occupancy.

25. GENERAL CONDITIONS.

- (a) The following items shall not be used as window coverings: sheets, blankets, aluminum foil, plastic and other such items.
- (b) Tenant agrees and understands that if he/she locks himself/herself out of the demised premises (providing keys are not lost) RHA office staff will charge \$5.00 cash, weekdays from 8:30 a.m. - 4:30 p.m., payable upon entry in order for Tenant to reenter. At all other times, excluding holidays, the charge will be time and one-half in cash payable upon entry. Holiday charge will be double time.
- (c) Tenant shall not make or permit any disturbing noises including but not limited to loud parties, playing of musical instruments, televisions, radios, or other sound equipment, or act in any other manner which disturbs others.
- (d) The toilets shall not be used for any other purpose than that for which they were constructed, nor shall any sweepings, rubbish, rags, toys, or any other improper articles be thrown into the same.
- (e) Only toilet paper shall be used in the toilets. Although some feminine tampon and pad packages read "flushable", Tenant will still be responsible for any problems, including but not limited to clogs and backups, and all repairs necessitated thereby, caused by flushing of these products.

(f) No antennas are to be erected on the premises.

(g) No auxiliary heaters of any kind are permitted on the premises.

(h) Water must not be allowed to overflow or waste by leaving faucets open/on.

(i) Windows must not be left open in cold weather whereby water pipes will freeze.

(j) Any illegal drugs found by police or RHA on the premises or the suspicion based on reasonable evidence of Tenant being involved in the activity of usage, storage, and/or selling of illegal drugs and/or controlled substances will result in immediate termination and eviction proceedings. If a Tenant creates any drug-related nuisances, immediate termination and eviction proceedings will begin.

(k) Tenant agrees to assume full responsibility for the personal security and safety of the inhabitants of the leased premises. Outside areas should be kept clean and clutter free.

(l) Tenant will not place or allow to be placed any stand, booth, sign or showcase upon the doorsteps, vestibules or outside walls or pavements of said premises, or paint, place, erect or cause to be painted, placed or erected any sign, projection, or device on or in any part of the premises. In case of the breach of this covenant, RHA shall remove said stand, booth, sign, or showcase.

(m) Tenant agrees not to keep or allow a dog, cat, or other pet of any kind on the RHA's premises at any time. During any period of Tenant's default of this section, RHA shall be entitled to collect as additional rent due \$5.00 per day charge for each pet. RHA is also authorized at any time to remove any animal found on the premises to an animal shelter or other such location and any costs involved will be owed by Tenant as additional rent. Any costs involved for repairs due to pets will also be charged as additional rent.

(n) It is understood that Tenant is to supervise any minor tenants, or guests in the leased premises. It is agreed and understood between Tenant and RHA that any destruction/damage inflicted by any such minors will be the Tenant's sole responsibility.

26. INSURANCE.

At all times during the term of this Lease, Tenant bears the risk of loss to Tenant's personal property and RHA shall not be liable for any damage to, or loss of such personal property arising from the acts or omissions of any person, or from the leaking of the roof, the bursting, leaking or overflow of water, sewer, or steam pipes, the heating or plumbing or plumbing fixtures, electrical wires or fixtures, or from any other cause whatsoever. It is recommended that Tenant carry apartment dweller's insurance.

Tenant will be charged by RHA for the amount of the insurance deductible payable by RHA for any damage covered under the insurance of RHA if the damage was the result of the Tenant's conduct or behavior.

27. RHA'S RIGHT TO TERMINATE LEASE.

RHA reserves the right to terminate this Lease with or without cause at any time upon giving thirty (30) days written notice to Tenant. Tenant agrees to vacate the premises on or before the expiration of the notice period. This provision shall not affect the RHA's right to terminate this Lease by providing notice of less than (30) days as provided hereunder.

28. TENANT'S RIGHT TO TERMINATE LEASE.

(a) Provided the Tenant has complied with all terms of this Lease, including the payment of all rent, additional rent, and any other charges due, then in that event only, Tenant shall have the right to terminate this Lease by giving written notice to RHA at least one (1) full calendar month in advance of the termination date. At the time such notice is given, Tenant shall pay to RHA all rent due to the termination date. If termination of the Lease by Tenant takes place during the initial month-to-month term RHA shall be entitled to retain all rent for the premises to the termination date, regardless of whether the apartment is previously vacated by Tenant or whether it is re-rented by RHA.

(b) The termination of this Lease, shall be conditioned upon compliance by Tenant with all the provisions listed in the Security Deposit Section of this Lease: RHA's final inspection and approval of the condition of the premises; payment of all rent, additional rent, the cost of repairing any damages to the premises, and all other amounts due; and compliance with all of the other provisions of this Lease. This Lease shall continue in full force and effect until all the obligations of the Tenant under this provision are fully satisfied.

29. DEFAULT.

The following are events of default: 1) failure to pay rent, or any other sum, to RHA when due; 2) failure to faithfully perform or adhere to any of the provisions of this Lease; and 3) making any attempt to remove any personal property out of the Premises other than in the ordinary course before paying to RHA all rent due to the end of the Lease term.

30. REMEDIES.

(a) Tenant specifically waives all exemptions, notices, right of replevin, appraisal, appeal, right to petition for a supersedeas, stay of execution, and any and/or all rights of redemption granted by any present or future law in the event of Tenant being evicted or dispossessed, or in the event of RHA obtaining possession of the premises by reason of Tenant's violation to faithfully perform or adhere to any provisions of this Lease.

(b) In the event of a default by Tenant as specified above or under any of the terms of this Lease, RHA may use all remedies of this Lease and by law, without prior notice to Tenant. RHA may immediately proceed to recover possession of the premises as though the Lease had expired; collect all rent, and additional rent due; AND DEMAND IMMEDIATELY DUE AND PAYABLE THE ENTIRE AMOUNT OF RENT FOR THE FULL TERM OF THIS LEASE (OR ANY RENEWAL THEREOF) FROM BEGINNING TO END AS THOUGH THE ENTIRE AMOUNT WERE DUE ON THE FIRST DAY OF THE TERM IN ADVANCE.

31. SEVERABILITY.

It is agreed that in the event one or more provisions of this Lease are found to be unenforceable due to applicable laws now in effect, or which come into effect during the term of this Lease, the remainder of this Lease shall not be affected, and shall remain in full force and effect.

32. HOLDOVER PROVISIONS.

(a) If Tenant should hold over beyond the expiration of this Lease, and RHA accepts any rental for any part of the holdover period, then the holdover and each successive holdover shall be for the same period of time as the initial term of this Lease subject to RHA's right to terminate the Lease at any time by giving Tenant five (5) days written notice of the earlier date of termination. All of the provisions of this Lease shall apply to and be considered a part of the first and any subsequent holdover terms. RHA and Tenant agree that, in the absence of a new lease or written agreement of lease, no prior or subsequent verbal agreement to vary the provisions of this Lease shall be enforceable.

33. ADDITIONAL RENT.

It is hereby agreed that any rent, bank charges, utility charges, repair charges, maintenance charges, insurance charges and any additional rent amount charges described throughout this Lease that are assessed to Tenant will be treated as additional rent by RHA and will be collected as such. Nonpayment of any additional rent amounts charged to Tenant will result in a material breach of this Lease.

34. EMINENT DOMAIN.

If the whole, or any part of the premises is taken under eminent domain, then, effective as of the taking, this Lease may be terminated at RHA's option.

35. CAPTIONS.

The captions printed throughout this Lease are for ease of reading only and do not form part of this Lease agreement. Within this Lease, the use of either singular or plural language shall also include the other, the use of masculine gender shall also include the feminine, the use of RHA shall include RHA and Agent acting for Owner, and the use of Tenant shall also include any and all Tenant's listed on page 1 and all those who occupy leased premises through the Tenant's family including minor children.

36. APPLIANCES.

The premises is equipped with a refrigerator and a range which are and will remain the property of the RHA.

37. ADDITIONAL PROVISIONS.

38. ENTIRE AGREEMENT.

This Lease contains the entire contract between RHA and Tenant. No representative or employee of RHA has been authorized to make any representations or promises with reference to this Lease, or to alter or modify its terms in any way. No additions, conditions, understandings, changes, or modifications shall be binding unless reduced in writing, signed by both RHA and Tenant, and attached to this Lease.

TENANT AFFIRMS, BY SIGNING AND EXECUTING THIS LEASE, THAT HE/SHE HAS READ THE ENTIRE AGREEMENT, AND FULLY UNDERSTANDS ALL OF ITS PROVISIONS.

Witness \_\_\_\_\_

Tenant \_\_\_\_\_

Witness \_\_\_\_\_

Tenant \_\_\_\_\_

Witness \_\_\_\_\_

Tenant \_\_\_\_\_

By: \_\_\_\_\_

Attest: \_\_\_\_\_

"RHA"

Part II of the Residential Lease Agreement

READING HOUSING AUTHORITY

LEASE # \_\_\_\_\_

BEDROOM SIZE \_\_\_\_\_

THIS AGREEMENT, executed this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ by and between the Reading Housing Authority (herein called "RHA"), and \_\_\_\_\_ (herein called the "Tenant").

WITNESSETH:

(1) That RHA, relying upon the representations of Tenant as to Tenant's income, family composition and housing need, hereby leases to Tenant, upon conditions set forth in Part I of the Lease Agreement and further described below, the dwelling unit LOCATED AT:

\_\_\_\_\_ (and hereinafter called the "premises") to be occupied exclusively as a private residence by Tenant and Tenant's family. The Tenant ACCOUNT NUMBER IS: \_\_\_\_\_. The Tenant UNIT NUMBER IS: \_\_\_\_\_.

(2) Family Composition. The Tenant's family is composed of the individuals listed below. (Other than the Head or Spouse each family member should be listed by age, oldest to youngest. All adult family members, 18 or older, shall execute the Lease.)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
NAME	SOCIAL SEC. #	RELATIONSHIP	BIRTH DATE						
_____	_____	_____	_____						
_____	_____	_____	_____						
_____	_____	_____	_____						
_____	_____	_____	_____						
_____	_____	_____	_____						
_____	_____	_____	_____						
_____	_____	_____	_____						
_____	_____	_____	_____						
_____	_____	_____	_____						

(3) Rent: Rent shall be \$ \_\_\_\_\_ for the period beginning \_\_\_\_\_ and ending at midnight \_\_\_\_\_ Thereafter rent in the amount of \$ \_\_\_\_\_ per month shall be payable in advance on the first day of each month, and shall be delinquent after the third (3rd) day of said month.

(4) Other Appliances: If checked below, an additional charge of \$ \_\_\_\_\_ per month for each month of occupancy for each excess appliances in the premises. Charge is subject to change.

Freezer, type: \_\_\_\_\_  Air Conditioner: \_\_\_\_\_  Washer: \_\_\_\_\_  Dryer: \_\_\_\_\_  Other: \_\_\_\_\_

(5) Security Deposit: Tenant agrees to pay \$ \_\_\_\_\_ (an amount equal to one (1) month's rent as a security deposit.) See Part I of this lease for information on treatment of the Security Deposit.

(6) Additional Literature: If indicated by an (X) below, RHA has provided the tenant with the following pamphlet or information:

Pet Policy  Lead Paint Poisoning\*  Housekeeping Standards\*  Standard Maintenance Charges  Other: \_\_\_\_\_

\*This information is included in Part I of the Lease Agreement.

STATEMENT FOR RECEIPT OF INFORMATION

I/We have received a copy of the above information including "The Danger of Lead Poisoning to Renter." The above information has been thoroughly explained to me. I/We understand the possibility of lead based paint may exist in my unit.

By the signature(s) below I/We also acknowledge that the Provisions of Part I of this Lease Agreement have been thoroughly explained to me and agree to be bound by its provisions and conditions as written.

MANAGER: \_\_\_\_\_ DATE \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE \_\_\_\_\_

TENANT: \_\_\_\_\_

TENANT: \_\_\_\_\_

WITNESS: \_\_\_\_\_ DATE \_\_\_\_\_

OFFICE ADDRESS: \_\_\_\_\_ HOURS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

Emergency Telephone Number: 378-1800

Monday through Friday after 4:30 P.M. — weekends and holidays