



4RENT PROPERTIES, LLC LEASE AGREEMENT

This agreement made this ____ day of _____, _____, between 4RENT PROPERTIES, LLC, Property Manager, hereinafter referred to as AGENT, and _____, hereinafter referred to as TENANT, concerning the lease of the following described property:

Is agreed to by and shall bind the TENANT, its heirs, estate, or legally appointed representatives. TENANT as herein used shall include all persons to whom this property is leased. AGENT as herein used shall include the owner(s) of the premises, its heirs, assigns or representatives and/or any agent(s) designated by the owner(s).

TERM OF LEASE: _____ to _____.

If for any reason AGENT cannot deliver possession of the premises to TENANT by the beginning date, the lease may be voided at AGENT'S option without AGENT being liable for any expenses caused by such delay or termination.

OCCUPANTS: Only the TENANTS shall occupy the premises unless written consent of the AGENT is obtained. A reasonable number of guests may occupy the premises without prior written consent if stay is limited to 7 days. (See Tenant Information Sheet)TENANT agrees to maintain telephone service, and agrees to furnish to the AGENT the phone number and any changes within 3 days.

PRORATED RENT: TENANT agrees to pay the sum of _____ as prorated rent for the period of _____ to _____.

RENT: TENANT agrees to pay the monthly rent amount of _____ on the 1st day each month in advance without demand at 2150 Wilma Rudolph Blvd, Suite#2, Clarksville, TN 37040, online, or through auto bank draft. Phone number (931) 919-5007. Rent must be received by AGENT or its designated agent on or before the due date. Cash payments are not accepted. If TENANT'S check is dishonored, all future payments must be made by money order or cashier's check. Dishonored checks will be subject to the greatest of 5% of the check amount or a \$30.00 returned check charge. If AGENT has actual knowledge that there are insufficient funds to cover a check, rent will be considered unpaid, AGENT may serve TENANT with a Three Day Notice and will not be required to deposit the check. Third party checks are not permitted.

Time is of the essence. The imposition of late fees and/or dishonored check charges is not a substitution or waiver of available LAW remedies. If rent is not received by the 1st day each month, AGENT may serve a Three Day Notice on the next day or any day thereafter as allowed by law. All signatories to this lease are jointly and severally responsible for the faithful performance of this lease. All payments made shall first be applied to any outstanding balances of any kind including late charges and/or any other charges due under this lease. All notices by TENANT to AGENT shall be sent to _____

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AGENT'S address by certified mail or delivered by hand. No partial payments accepted. Late fees of 10% of monthly rent amount will be assessed on the 5th day of each month.

PETS: TENANT shall not keep any animal or pet in or around the rental premises without AGENT'S prior written approval. With home owner approval, maximum number of pets is three. A non-refundable pet fee of \$300 for the first pet and \$200 for each additional pet is required prior to said animal entering the property. Current shot records and photo of each pet is required. No others animals are permitted including, but not limited to, livestock or farm animals, exotic or jungle animals, skunks, ferrets, monkeys and snakes. No aggressive breeds of dogs are permitted including, but not limited to, Pit Bull, Doberman, Chow, Akita, Rottweiler, Alaskan Malamute, German Shepherd, Presa Canario, Siberian Husky and Staffordshire Bull Terrier.

SECURITY DEPOSIT: TENANT agrees to pay AGENT the sum of _____, as security for faithful performance by TENANT of all terms, covenants and conditions of this lease. This deposit may be applied by AGENT for any monies owed by TENANT under the lease for physical damages to the premises, costs, and attorney's fees associated with TENANT'S failure to fulfill the terms of the lease. TENANT cannot dictate that this deposit be used for any rent due. If TENANT breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease expiration date (or the expiration of any extension). The deposit will be forfeited as special liquidated damages to cover the costs relisting the rental property; TENANT will still be responsible for unpaid rent, physical damages, future rent due, attorney's fees, cost and any other amounts due under the terms of the tenancy or the state law. The security deposit will be held in the following manner: Deposited in a separate non-interest bearing account with Planters Bank, 495 Dunlop Lane, Suite 101, Clarksville, TN. 37040.

ASSIGNMENTS: TENANT shall not assign this lease or sublet the premises or any part thereof. Any unauthorized transfer of interest by TENANT shall be a breach of this agreement.

APPLICATION: If TENANT has filled out a rental application, any misrepresentation made by the TENANT in same will be a breach of this agreement and AGENT may terminate the tenancy.

FIXTURES AND ALTERATIONS: TENANT must obtain prior written consent from AGENT before painting, installing fixtures, making alterations, additions or improvements and if permission is granted, same shall become AGENT'S property and shall remain on the premises at the termination of the tenancy. No stickers or tape are permitted on walls. Pin size nail and appropriate wall hanging nails only.

USE OF PREMISES: TENANT shall maintain the premises in a clean and sanitary condition and not disturb surrounding TENANTS or the peaceful and quiet enjoyment of the premises or surrounding premises. TENANT shall install window shades or draperies (no foil, sheets, paper, etc. allowed) within 15 days of taking occupancy if not already provided. Premises are to be used and occupied by the TENANT for Residential, non-business, private housing purposes only. TENANT shall not operate any type of day care or child sitting services on the premises. No trampolines, athletic equipment, recreational equipment, or any items or activities which can cause interference with the insurance coverage on the premises will be permitted. No outdoor grills permitted at apartment buildings per city ordinances. No water filled devices or fish tanks allowed.

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RISK OF LOSS: All TENANTS' personal property shall be at the risk of the TENANT or owner thereof and AGENT shall not be liable for any damage to said personal property of the TENANT arising from criminal acts, fire, storm, flood, rain or wind damage, acts of negligence of any person whomsoever, or from the bursting or leaking of water pipes. TENANT is strongly urged to secure insurance for personal property.

DEFAULT: (1) Failure of TENANT to pay rent or any additional rent when due, or (2) TENANT'S violation of any other term, condition or covenant of this lease (and if applicable, attached rules and regulations), condominium by-laws or neighborhood deed restrictions or (3) failure of TENANT to comply with any Federal, State and/or County rules or ordinances, or (4) TENANT'S failure to move into the premises or tenant's abandonment of the premises, shall constitute a default by the TENANT. Upon default, in addition to complete forfeiture of the security deposit, rent due for the remaining term of this lease is accelerated, TENANT shall owe this rent and AGENT may begin eviction procedures, that pursuant to T.C.A 66-28-505 (b) the requirement of written notice to vacate by the landlord is specifically waived in this written rental lease agreement. It is conspicuously noted in this agreement that any requirement by statute or otherwise regarding a written notice to vacate is hereby irrevocably waived as evidenced by the signature(s) below. If the TENANT abandons or surrenders possession of the premises during the lease term or any renewals, or is evicted by the AGENT, AGENT may retake possession of the premises and make a good faith effort to re-rent it for the TENANT account. Retaking of possession shall not constitute a rescission of this lease nor a surrender of the leasehold estate. In the event of bankruptcy or state insolvency proceeding being filed against the TENANT, his heirs, or assignee, at the option of Owner, his agent, heirs, or assigns and immediately declare this contract null and void, and to once resume possession of the premises. No judicial officer shall ever have any rights, title, or interest in or to the above described property by virtue of this agreement

ATTORNEY'S FEES: If AGENT employs an attorney due to TENANT'S violation of the terms and conditions of this lease, TENANT shall be responsible for all costs and attorney's fees as incurred by the AGENT whether or not suit is filed. TENANT waives the right to demand a jury trial concerning any litigation between AGENT and TENANT.

UTILITIES: AGENT is responsible for providing the following utilities only: **NONE**. The TENANT agrees to pay all charges and deposits for all other utilities and TENANT agrees to have all accounts for utilities immediately place in TENANT name with accounts kept current throughout occupancy. Garbage and/or trash removal is considered a utility under this lease. If the utilities which TENANT is responsible for are still in AGENT's name at the time TENANT takes occupancy, TENANT agrees that AGENT shall order such utilities to be terminated.

VEHICLES: Vehicle(s) must be currently licensed, owned by TENANT, registered, operational and properly parked. TENANT agrees to abide by all parking rules established now or in the future by AGENT or condo/homeowner association's rules, if applicable. No trailers, campers, vehicles on blocks, boats or commercial vehicles are allowed on or about the premises without AGENT's prior written approval. TENANT is not to repair or disassemble vehicles on the premises. Vehicles not meeting the above requirements and additional rules of AGENT are unauthorized vehicles subject to being towed at TENANT expense. Parking on the grass is prohibited. TENANT agrees to indemnify AGENT for any expenses incurred due to the towing of any vehicle belonging to the guest or invitee of TENANT.

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MAINTENANCE/INSPECTION: TENANT agrees that they have fully inspected the premises and accepts the condition of the premises in "as is" condition with no warranties or promises express or implied. TENANT shall maintain the premises in good, clean and tenantable condition throughout the tenancy keep all plumbing fixtures in good repair, use all electrical plumbing, heating, cooling, appliances and other equipment in a reasonable manner, removing all garbage in a clean and sanitary manner. In the event TENANT or TENANT'S guest or invitees cause damage to the premises, AGENT may at its option repair same and TENANT shall pay for the expenses of same on demand or AGENT may require TENANT repair same, all charges incurred as additional rent. TENANT shall be fully responsible for, and agrees to maintain and repair at TENANT'S expense, the following: A/C FILTERS, LIGHTBULBS, EXTERMINATION, LAWN/SHRUBBERY, LOCKS/KEYS, SCREENING, and SMOKE ALARM(S). In the event a major repair to the premises must be made which will necessitate the TENANT'S vacating the premises, AGENT may as its option terminate this agreement and TENANT agrees to vacate the premises holding AGENT harmless for any damages suffered if any. TENANT shall notify AGENT immediately of any maintenance needed, or repair on the portal of the property management website. TENANT agrees that they shall immediately test smoke detector(s) and shall maintain same. All Appliances located at the property are there solely at the convenience of the tenant. If appliance is broke or not working due to neglect of the tenant, the tenant shall pay for repairs. Thermostat should be set at nothing lower than 68 degrees in summer months as this may cause unit to freeze up. Damage caused by rain, hail or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screen, deterioration of lawns and landscaping, where caused by abuse or neglect is the responsibility of the TENANT.

VACATING: At the expiration of this agreement or any extension, TENANT shall peaceably surrender the premises and turn in all keys and any other property owned by AGENT leaving the premises in good, clean condition, ordinary wear and tear expected. TENANT agrees to have carpet cleaned professionally upon move-out or will incur a minimum carpet cleaning charge to be deducted from the deposit in the amount of \$100.00. There will be a minimum charge deducted from the security deposit of \$40.00 for a re-key fee in addition to any cleaning charges or any other charges due under the terms of this lease. Missing garage door openers will have a minimum \$50 fee.

RENEWAL: If AGENT consents to TENANT remaining in the premises after the natural expiration of the lease, and no new lease is signed, the tenancy will be extended as a month-to-month tenancy and may be terminated by TENANT giving written notice not less than 60 days prior to the end of any monthly payment period or AGENT giving written notice not less than 30 days prior to the end of any monthly payment period. Termination of the tenancy shall occur on the last day of the month. Notice from TENANT to AGENT must be made by certified mail or hand delivered. All other conditions of the lease shall remain in effect. Failure to give 60 day notice by TENANT prior to the end of any month to month period will result in additional liability of TENANT for the following full monthly rental period. If TENANT fails to vacate after the initial term, or any successive consensual periods after termination, TENANT shall additional be held liable for hold-over (double) rent.

RIGHT OF ENTRY: AGENT, upon reasonable notice by telephone, hand-delivery or posting to TENANT, has the right of entry to the premises for showing, repairs, appraisals, inspections, or any other reason. AGENT has immediate right of entry in cases of emergency, or to protect or preserve the premises. TENANT shall not alter or add-locks without prior written consent. If consent is given, TENANT must provide AGENT with a key to all locks. AGENT may place "FOR SALE" or "FOR RENT" signs on the premises at any time.

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CONDEMNATION and ACTS OF GOD: If for any reason the premises are condemned by government authority, or damaged through fire, act of God, nature or accident, this lease shall terminate at AGENT’S option as of the date of such condemnation, damage or destruction and TENANT hereby waives all claims against LANDOWNER for damages suffered by such.

WAIVERS: The rights of the AGENT under this lease shall be cumulative, and failure on part of the AGENT to exercise promptly any rights given hereunder shall not operate to forfeit any other rights allowed by this lease or by law.

INDEMNIFICATION: TENANT agrees to reimburse AGENT upon demand in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble) caused by the negligence or improper use by TENANT, his agents, family or guests. TENANT at all times, will indemnify and hold harmless AGENT from all losses, damages, liabilities and expenses which can be claimed against AGENT for any injuries or damages to the person or property of any persons, caused by acts, omissions, neglect or fault of TENANT, his agents, family or guest, or arising from TENANT’S failure to comply with any applicable laws, statutes, ordinances or regulations. In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that if the premises are being managed by an agent for the record owner TENANT agrees to hold agent, its heirs, employees and assigns harmless and shall look solely to the record owner of the premises in the event a legal dispute concerning the tenancy or the security deposit.

INTEGRATION: This lease and exhibits and attachments, if any, set forth the entire agreement between AGENT and TENANT concerning the premises, and there are no covenants, promises, agreements, conditions, or understanding, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be void but all other terms and conditions of the agreement shall be in effect.

MODIFICATIONS: No subsequent alteration, amendment, change or addition to the lease shall be binding upon AGENT unless reduced to writing and signed by the parties.

ACKNOWLEDGEMENT: In this agreement the singular number where used will also include the plural, the Masculine gender will include the Feminine, the term Owner will include AGENT, Leaser, and the term TENANT will include Tenant, Lessee. The below-signed parties acknowledge that they have read and understand all the provisions of this agreement. This contract is bound by all heirs, executors, successors and/or assigns.

LEGAL CONTRACT: This is a legally binding contract. If you do not understand any part of this contract, seek competent legal advice before signing.

ADDITIONAL

STIPULATIONS: _____

- Other documents that are part of this lease:
- Security deposit policy

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- Rules & Regulations
- Lead base paint disclosure (if applicable)
- Tenant Information Sheet
- Pre-Move in Inspection form

TENANT _____ DATE _____

TENANT _____ DATE _____

4RENT PROPERTIES _____ DATE _____

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SECURITY DEPOSIT POLICY

We have found that poor communication can cause misunderstanding concerning security deposits.

This brief outline is to explain how 4Rent Properties will handle security deposits.

Refund of the security deposit is subject to the following provision:

1. Full term of the lease has expired
2. Sufficient written notice given prior to vacating rental dwelling, in accordance with lease agreement
3. No damage was done to the property beyond ordinary wear and tear
4. Entire rental dwelling clean including appliances, bathroom, closets, cabinets & yard
5. No unpaid late charges, delinquent rents, or utility bills are owed
6. All keys are returned to the manager

If the six (6) conditions are not complied with, the costs of labor and materials for cleaning and repairs, delinquent payments and re-rental fees if the lease has not expired will be charged against the deposit. TENANTS should be especially careful to avoid floor damage and damage to vinyl wall covering and walls.

TENANTS should also be sure to clean the range and refrigerator. TENANT has the right to request a time to meet with and to be present with Property management representative at the premises for a scheduled move-out inspection, during normal business hours, to determine if there are any damages to the premises that are in excess of normal wear and tear. This mutual inspection will be set by Property management representative and held on the day of, or within four (4) days after, TENANT has completely vacated the premises, surrendered possession of the premises, and has returned all means of access to the premises.

If TENANT fails to attend a scheduled move-out inspection, TENANT waives the right to contest any damage found as a result of Property management representative's move-out inspection.

The security deposit will be mailed to the forwarding address the TENANT furnished to the Property Manager. NO PICK UPS FROM THE OFFICE WILL BE ALLOWED. There will be no application of the security deposit to the last month's rent. 4Rent Properties will attempt to return Security Deposits within 30 days after the lease ends or move out.

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4Rent Properties

RULES AND REGULATIONS FOR TENANTS

1. Signs and Attachments. Nothing shall be placed on, or hung from, the outside of the building/house windows, doors, patios, or balconies. No signs or advertising notices of any kind shall be attached to any part of the outside of the building/house. Names shall be displayed on doors and mailboxes only in the manner designated by Management.
2. Entrances, Walks, Etc. Entrances, walks, elevators, vestibules, halls, stairways, landings, and other public areas outside of the rental dwelling shall not be obstructed or used for any other purpose than for ingress or egress to and from residence.
3. Locks and Keys. No locks shall be changed or added in any way, to any door except with prior written consent of Owner or Management. There shall be a charge for replacing lost keys, opening doors for TENANT lockouts, and for keys TENANT fails to return. Opening doors for TENANT lockouts is offered at Management's discretion.
4. Disturbances and Noises. Loud noises and other disturbing acts, including fireworks, in the rental dwelling or on adjoining property that interfere with the rights, comfort, safety or convenience of other TENANTS are prohibited
5. Walls, Alterations, Etc. The walls, ceilings, and woodwork must not be marred by driving nails, tacks, or screws, or by otherwise defacing the same, except for standard picture hooks, shade and curtain rod brackets. No alterations, additions, or improvements shall be made in the residence without the prior written consent of the Owner or Management. Telecommunication reception devices such as satellite dishes and antennae must have prior approval.
6. Occupants and Guests. No occupants other than those listed on Rental Application and Lease will be allowed to establish residency without prior written permission of Owner or Management. Anyone occupying the dwelling for longer than seven (7) days will no longer be considered a guest. TENANTS shall be responsible and liable for the acts of their guests. Acts of guests in violation of the lease, or Management's rules and regulations, may be deemed by Management to be a breach by TENANT.
7. Smoking. Smoking is prohibited inside all rental dwellings, and in all common areas of the property, including but not limited to, building entryways and hallways, the leasing office, fitness center, laundry room, clubhouse and pool areas, if applicable. This rule applies to TENANTS, guests, and service persons. TENANTS are responsible for ensuring that family members and guests comply with this rule. The term "smoking" means inhaling, exhaling, breathing or carrying any lighted cigar, cigarette or other tobacco product or similar lighted product in any manner
8. Storage. Storage areas may be provided for by the Owner and if such are established, storage in such areas shall be at the TENANT's risk and neither the Owner nor Management shall be responsible for any loss or damage from fire, theft, or otherwise. Nothing of any kind that would increase fire risk shall be taken to or placed in storage
9. Balconies and Patios. Balconies and Patios shall be kept neat and clean at all times and TENANT shall not store or hang rugs, towels, laundry, wash, or other such items on the railings or other portions of the balcony or patio. Bicycles,

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furniture, carts, and similar items should be kept in the rental dwelling or in storage, if available, and may not be kept on balconies or patios, or in or about entrance ways at any time. Any such items found in these areas may be removed by Management or maintenance staff. No dust, rubbish, litter, or anything else shall be swept, thrown, or emptied from any of the windows or balconies or patios or into the halls or entrance ways.

10. **Parking.** Parking shall be permitted only in those areas or spaces designated by the Owner or Management. Inoperable and/or unlicensed vehicles shall not be parked or stored on the property. TENANTS or guests may not perform maintenance work on vehicles on the premises, including but not limited to changing oil. Any vehicles that are improperly parked, inoperable, or unlicensed may be towed away at the expense of the vehicle's owner. TENANT agrees to abide by parking regulations and to notify and to require guests to abide by such parking regulations. Motorcycles, go-carts, and other gasoline or diesel powered vehicles may not be kept in the rental dwelling, balconies, breezeways or hallways. Other than for a 24 hour move-in or move-out period, no tractor trailers or large commercial vehicles may be parked on the premises. No boats or recreational vehicles may be parked on the premises without written permission from the Management. No moving vans or heavy vehicles in yard due to possible damage of buried pipes.

11. **Proper Use.** The proper use of wheeled recreational accessories, specifically but not limited to bicycles, skate boards, roller skates, roller blades and riding toys, shall be the responsibility of all TENANTS, guests and occupants. Proper use includes, but is not limited to, not interfering with motorized or pedestrian traffic and not riding in breezeways or on porches, sidewalks, steps or ramps. The use of wheeled recreational accessories, toys, etc., while being pulled by motor vehicles is strictly prohibited. Any activity that endangers the health, safety and well being of other persons or property on or about the entire apartment community shall be grounds for termination of TENANT's

12. **Garbage and Trash.** All residences must be kept in a sanitary condition. Garbage receptacles and/or incinerators shall be used as directed by Management. Garbage and refuse shall be placed in designated garbage receptacles or incinerators, not on the ground or floor around such receptacles.

13. **Barbecue Grills.** The use and storage of all personal charcoal, gas or other type cooking grills must comply with Building & Codes, which states that in Multifamily Housing, NO grills with open flame may be used or stored

14. **Recreation and Amenities.** Recreation and service facilities shall be used only at the times posted and in accordance with the rules and regulations established by Management. NO ONE IS PERMITTED TO PLAY IN THE PARKING LOTS OR PAVED TRAFFIC AREAS.

15. **Pets.** No animals of any kind shall be permitted on the premises without the prior written permission of the Owner or Management. Animals that are permitted on the premises shall remain in the rental dwelling except when carried or taken out (supervised) on a leash. Management reserves the right to revoke the privilege of having animals at any time. Any disturbance by any animal that disturb TENANTS, interferes with their peace and quiet, or comfort will be subject to whatever action that Management deems proper to take. Damage and cleanup are the responsibility of

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TENANT. Management reserves the right to require any TENANT who has a pet to put up an additional non-refundable pet fee, in addition to the security deposit provided for in the Lease.

16. Water Beds. No water beds shall be allowed in the rental dwelling.

17. Auxiliary Heating. No auxiliary heating mechanisms of any kind, including but not limited to kerosene, electric or gas heaters, are allowed on the property.

18. Soliciting. Soliciting of any type is not permitted, except by individual appointment with TENANT. TENANT should notify Management if any uninvited solicitor appears and appropriate action will be taken.

19. Insurance. In addition to the Required Insurance Policy, Owner and Management recommend that TENANT obtain personal insurance. The Owner has no insurable interest in TENANT's personal property and will not be liable for acts of TENANT, TENANT's family, guests, or invitees.

20. Returned Checks. If a TENANT pays rent or other charges by a check which is returned for insufficient funds, subsequent payments must be by cashier's check or Money Gram for the next six months.

21. Illegal or Criminal Activity. TENANT, any members of the TENANT's household, or a guest or other person under TENANT's control shall not engage in any criminal activity on or near the apartment premises. Criminal activity shall include, but not be limited to, any type of "drug-related criminal activity" which means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use, of a controlled substance (as defined by local, state, or federal law) or "violent criminal activity" which means any felonious criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another. Violation of the above provision shall be a material and irreparable violation of the lease and good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

22. Grievance and Appeal. The procedure to follow if you have a problem with an employee of the property or if you have a general complaint about the appearance or operation of the community is to put the complaint in writing and deliver it to 4Rent Properties via email, certified letter or hand delivered. Keep a copy of the complaint for yourself.

23. Modifications. Owner reserves the right at any time to change or rescind one or more of these rules and regulations or to make and enforce such other reasonable rules and regulations as in Owner's judgment may be deemed advisable to promote the safety, care, and cleanliness of the premises and for preservation of good order.

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