Simple Property Management

1345 Monroe Ave. NW- STE 305 • Grand Rapids, MI 49505
(616) 329-6318

1. Standard Lease Agreement

1.1 MICHIGAN LAW RIGHTS AND OBLIGATIONS

"NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth-in-Renting Act. If you have a question about the interpretation or legality of a provision of this agreement you may way to seek assistance from a lawyer or other qualified personal."

1.2 AGREEMENT DATE

Date of this agreement: **<<Lease Creation Date>>**

1.3 MAINTENANCE POLICY

All tenants and residents should contact our office during normal business hours. We also have an after hours emergency line for your convenience. An after hours emergency is: something that poses an immediate threat to the health and safety of you or your guests and/or anything that is causing damage to the property.

Examples:

- Electrical shortages that may cause property damage. If power is out, please check your breakers and call the electric company first.
- Gas leak- Call DTE before contacting Simple Property Management.
- The toilet toilet in the unit is not working.
- No heat- only if your home is below 65 degrees.
- Break in where windows or doors need to be secured (must have police report).
- Water leak causing damage- try to stop the water before calling Simple Property Management.

Please do not call our emergency line for any other reason than the above items. **Our emergency number is 616-329-6318 Ext. 7.**

If you have a non emergency maintenance request, please put the request in online.

- Please print your name, unit address and unit number on your check
- If you need to meet with us, please call ahead to schedule an appointment. **Our office is open by appointment only.**

Maintenance/Lease Version 3/27/25

1.4 CONTACTS

Simple Property Management

Phone: 616-329-6318 Ext. 1

Email: Support@simplepmgroup.com

1.5 IDENTIFICATION OF LANDLORD/TENANT

1. This Agreement is entered into on the date above indicated between **<<Owner Name(s)>>** (property owner) and Simple Home Management LLC DBA Simple Property Management (Manager for owner-Agent) and**<<Tenants (Financially Responsible)>> <<Co-Signer(s)>>**(Tenant/Co-Signer(s)).

1.6 IDENTIFICATION OF PREMISES

Subject to the terms and conditions in this agreement, Landlord rents to Tenant and Tenant rents from Landlord, for residential purposes only, the Premises located:

<<Unit Address>>

1.7 TERM OF LEASE

The lease will begin **<<Lease Start Date>>** and end **<<Lease End Date>>**

If for any reason the house/apartment is not available at the beginning of the term of this lease, you shall be entitled to an adjustment of rent on a per diem basis until the house/apartment is available. However, we will not be responsible for any expenses or damages that result from the delay and it shall not give you the right to terminate the lease. You agree to allow us to show your unit to potential tenants 60 days before you move out. **<<Company Name>>** and tenant will decide on days and times together.

At the conclusion of the lease, if a new lease is not signed, the resident will automatically be put on a month-to-month lease. Resident acknowledges that they must give at least 30 days notice to move out.

1.8 RENT

You agree to pay: **<<Monthly Charges>>** per month and no amount may be subtracted from it. Your rent payments must be delivered to our office by the 1st day of each month with a grace period of **<<Grace Period Days>>** days. All rent must be made by online payment, check, or money order. NOTE: Payments made at our office with check, money order, or some other paper payment will **incur a $10 processing fee per payment.** This fee is waived for move in funds. We have the right to increase your rent for any extensions of this lease provided we give you written notice of the increase at least 30 days before the extended term begins**.**

Tenant must give landlord written notice 30 days before moving from the unit, even if the tenant plans to move out on the last day of the lease term. Additional rent will be assessed if the tenant does not give 30 days notice. If the tenant does not move out on the intended move out date, $75 per day additional rent will be assessed plus a $200 hold over admin fee.

All utility bills, court costs, etc that are billed to the tenant is counted as rent. All money received will be applied first to any late fees, administrative, court, attorney fees, utilities, repairs, damages, and past due rent before it is applied to the current month's rent.

If rent is not received by the 7th of the month, tenant understands that they will be issued a demand for possession and that if in 7 days of issued date of the demand for possession rent is still not received, landlord will continue with legal action. If manager has to send a demand for possession, there will be a $10 admin fee to cover the costs of sending the demand for possession. If after 7 days of the issued date of the demand for possession rent is still not received, tenant will then be charged an administration fee of $100.00 additional to attorneys fees and court costs to cover the cost of paperwork necessary for eviction under the Summary Proceedings Act of the State of Michigan.

Tenant is responsible for ending automatic payments at the end of the lease. Landlord cannot cancel automatic payments. Any automatic payments that are paid to Simple Property Management will be processed with the tenant security deposit.

1.9 LATE PAYMENTS

If Simple Property Management hasn't received your rent in full on or before 5:00PM on the 5th day of the month, a late fee of **<<Late Fee Rule>>** will be charged as additional rent on the 6th.

You acknowledge that your habitual late payment of rent is a material default under this Lease, even if you eventually pay the rent. We are entitled to terminate this Lease for your failure to pay rent on time on more than two occasions within any six (6) month period. If you pay by check, credit card or electronic fund transfer and your bank returns the payment to us for any reason, we will charge you $35.00 in addition to the late charges. You will then pay the rent and charges by money order or certified check. All of these charges shall be charged as additional rent. If your rent check is returned unpaid more than three (3) times in any twelve (12) month period, we may require that you pay all rent and other charges by money order or certified check. Rent should be sent to our office, or auto transferred from bank account, or with credit card.

1.10 RESIDENT BENEFITS PACKAGE

The Simple Property Management Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of $Resident Benefit Package /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 in any element(s) of the package is unavailable due to a lack of HVAC or other property-specific limitation.

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.

Renters Insurance: See the section our renters insurance below for more information on our program.

$1M Identity Protection: By executing this agreement, you are agreeing to Aura's IdentityGuard 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/www.aura.com.

Home Buying Assistance: Landlord is a Licensed Real Estate Agent and/or Broker and can refer tenants to an agent referral partner.

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.

Vetted Vendors: Landlord will ensure all third-party vendors are vetted.

Periodic Preventative Maintenance: Landlord and/or approved third-party vendor(s) will perform preventative maintenance visits. Tenant shall make Property available to Landlord and such vendors with reasonable notice.

1.11 RISK MITIGATION FEE

If Tenant has a credit score below the optimal score OR requires a co-signor as determined by Broker application scoring guidelines they will be charged monthly risk mitigation fee. Broker's experience has shown that tenants with credit scores below the optimal amount are more likely to pay late or otherwise default on their lease obligations, creating a higher workload and more risk for Broker. Therefore, Tenant does have to pay a monthly Risk Mitigation Admin Fee in the amount of $Risk Mitigation Fee Amount due on the same date as the monthly rent. If no risk mitigation fee is to be charged, the above amount will be $0.

The Risk Mitigation Fee may be re-evaluated after one year, provided the Tenant reapplies and demonstrates that the fee is no longer warranted. Reassessment is permitted **only** before any new lease renewal is signed. If the Risk Mitigation Fee is adjusted, the change takes effect as of the lease renewal date. If the Tenant pays rent late at any point prior to renewal, the Risk Mitigation Fee will **not** be reassessed.

1.12 MAILING ADDRESS FOR PAYMENTS AND COMMUNICATIONS

Mailing Address:

<<Company Name>>

<<Company Address>>

Phone Number: 616-329-6318

1.13 RESIDENT RESERVE ACCOUNT

RESIDENT RESERVE ACCOUNT When you sign this lease, you will deposit $**<<Security Deposit Charges>>** with us as security for your full performance of this lease, which will be deposited in an escrow account at Enterprise Bank and Trust located at 150 N Meramec Ave, Clayton, MO 63105. We may use the deposit to pay for any costs or damages that we suffer as a result of your violation of any of your obligations under this lease. If you fail to move in after signing this Rental Agreement, we may sue for any damages incurred (including attorney's fees) and the Resident Reserve Account so deposited will be forfeited. If you sign this lease agreement and do NOT pay the deposit within 24 business hours, this agreement will be null and void. **Under no circumstances may you use this deposit to pay rent, including rent for the last month of this lease.**

After the move out inspection by Landlord's representative, appropriate charges will be deducted from security deposit for any unpaid rent, utilities, damages, and/or repairs to the house/apartment or its contents (beyond reasonable wear); kitchen light bulbs; stickers, scratches, bums or holes, etc. on walls, doors, floors, carpets, etc. Any items in need of replacement including carpet shall be charged to Resident at full replacement cost.

Deductions from Security Deposit: After the move out inspection my landlord's representative, manager shall have the right to deduct from the Security Deposit: (1) the cost of repairing any damage to Premises or Property caused by the negligence, carelessness, accident, or abuse by Tenant, Tenant's household, or their invitees, licensees, and guests; (2) unpaid rent, utility charges, or pet fees; (3) cleaning costs if Premises is left unclean; (4) the cost to remove and dispose of any personal property; (5) late fees and any other unpaid fees and charges referenced herein; and/or (6) a fee to rekey the locks either at the request of Tenant or upon the termination of the Lease (if tenant has changed locks). If any deductions from the deposit are necessary for repairs or an unpaid balance, Tenant shall pay Manager a $75 Security Deposit Processing Administrative Fee. This fee shall not be charged if Property is not damaged or no balance remains on Tenant's account at time of move-out with the exception of a water bill.

1.14 UTILITIES

Some properties do not furnish utilities. It is your responsibility to pay bills and deposits required by utility providers directly to the utility company. Any utility bills received by us will be charged back to you as additional rent. Failure to notify any utility company that provides you service to bill you directly will result in a $50.00 fee per month for each bill we receive and the property owner or landlord has the right to terminate the lease. You agree that you will notify owner and/or agent 7 days before turning off any utilities. If you do not notify owner/landlord 7 days before you are liable for any damages to the property or surrounding property because of utilities being off plus any time manager has to reconnect utilities. During the months of September through April, you may NOT shut the heat off. If utility confirmation numbers are NOT furnished, Simple Property Management will not hand over keys.

The standard utilities at the property are:

1. Water/Sewer
2. Gas
3. Electric
4. Lawncare
5. Leaf Clean Up
6. Snow Plowing
7. Shoveling City Sidewalks
8. Salting When/Where Needed
9. Heat
10. Trash Pick Up
11. Changing Furnace Filters
12. Pest Control

And the owner pays for the following: **<<Utilities Included>>**.

In the event that the property has a well and/or septic, tenant shall be charged $15/MO if it has septic only or $50/MO if it has well and

septic.

If Management has to provide services for snow removal, trash removal, or lawn care because of the Tenant's failure to do so, Tenant shall be responsible for all related expenses plus a cure notice admin fee.

If there is a complaint filed with the city or municipality for trash, snow, lawn care or any other violation, the Tenant will be held responsible for any fees charged for the violation plus a cure notice admin fee.

Tenant acknowledges that winter weather conditions (including snow and ice) may create slippery or hazardous surfaces on or near the Premises for Tenant, household members, invitees, and guests. While Landlord may, in its sole discretion or as required by law, provide snow plowing services, such plowing will typically occur only after a reasonable snowfall and at reasonable times, and Landlord does not guarantee snow- or ice-free surfaces at any time.

Tenant agrees that, even if Landlord undertakes snow removal, Tenant remains responsible for promptly salting or otherwise treating icy surfaces and removing residual snow or ice to maintain safe conditions. Landlord shall not be liable for any injuries or damages resulting from the presence of snow or ice, or from delayed or incomplete plowing or removal efforts. Tenant, on behalf of themselves and all other occupants, invitees, and guests, assumes all risk associated with such winter conditions and agrees to indemnify and hold Landlord harmless from and against any claims, losses, or liabilities arising out of or relating to snow or ice on the Premises, except to the extent caused by Landlord's negligence or willful misconduct.

1.15 APPLIANCES

The use of any appliance that is not provided by Lessor (such as separate freezer or dishwasher) is prohibited where appropriate plumbing or electrical service is not provided specifically for the appliance. No appliances or equipment shall be moved from any part of the building. If a washer/dryer is present and you hook up your own washer/dryer, the old washer/dryer must be hooked up at move out. All appliances and equipment must remain in their original location and not be taken away. Appliances included in your rental are:

<<Appliances Included>>.

1.16 EXCLUDED ITEMS

Items that are excluded from being repaired/replaced are:

- Existing washer/dryer (unless stated otherwise in the appliances section)
- Fridge ice makers
- Fridge water dispenser
- Fridge water filter(s)
- More than one fridge (For example, an extra fridge in the garage or basement)
- Window air conditioner(s)

1.17 LEASE ADMIN FEE

There is a $150 non-refundable lease administration fee due at the execution of the lease.

1.18 RENTERS INSURANCE REQUIREMENTS AND PROGRAM

The Landlord requires the Tenant obtain liability coverage of at least $100,000 in property damage and liability coverage from an A-rated carrier and to maintain such coverage throughout the entire term of the Lease. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into the Landlord or Property Manager's Master Policy that satisfies the coverage requirements as part of the RBP; or (2) obtain alternative liability coverage from an insurer of Tenant's choice that meets the requirements set by the Landlord herein. The option Tenant chooses shall not affect whether Tenant's lease application is approved or the terms of Tenant's Lease. Tenant's election shall be determined by the actions of the Tenant as provided below:

◈ **Option 1: Master Policy (Automatic Enrollment)** – If the Tenant does not provide evidence of the required insurance coverage by the Lease commencement date, Tenant has elected to be automatically enrolled into an insurance policy as part of the RBP. Coverage will begin on the effective date of Tenant's lease and continue throughout the term of the Lease. Please refer to the evidence of

insurance that is supplied by Simple Property Management Michigan for additional coverage details. The monthly premium for the elected insurance policy is $10.95.

◈ **Option 2: Tenant Policy (Policy Verification Required)** - Tenant has elected to find, purchase, and maintain Tenant's policy that satisfies the Landlord's coverage requirements. Tenant must provide evidence of the required insurance coverage by the Lease commencement date. The RBP Fee will be adjusted accordingly. Visit **http://insurance.residentforms.com/** and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

Please be sure that your policy meets the following criteria prior to submitting:

- **Policy is purchased from an A-rated carrier**
- **Policy meets or exceeds the required $100,000 in property damage and personal liability**
- **Simple Property Management Michigan is listed as additional interest**
- **Simple Property Management Michigan address is listed as: PO Box 660121 Dallas, TX 75266**

It is Tenant's sole responsibility to timely pay premiums directly to the Tenant's insurance provider to avoid cancellation of coverage. If the policy is canceled or lapses at any time during the term of the Lease, Tenant shall be subject to a cure notice admin fee of $50 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

1.19 DAMAGE TO TENANT'S PERSONAL PROPERTY

Landlord is not responsible for damage to Tenant's personal property from any cause, including but not limited to fire, storm, rain, flood, power outage, appliance failure, theft, vandalism, leaking fixtures, or acts of God. Landlord highly recommends the Tenant obtain renter's insurance.

1.20 HABITABILITY

Tenant has checked the premises and agrees the unit is entirely habitable as to health and safety. Tenant agrees of the unit condition (not limited to: paint, flooring, cabinets, appliances, etc.) is acceptable.

1.21 SIGHT UNSEEN

We do our best to adequately describe any of our rental units to you to include pictures of interior and exterior of the property. However, Tenants are strongly urged to personally preview the property before signing a lease. If personally previewing a property is not an option, **<<Company Name>>** recommends a friend, family member, or proxy to view the property, in person, on your behalf. Should the tenant decide to rent a property "sight unseen", neither **<<Company Name>>** nor the owner will be held responsible for any misinterpretations or problems that would have been avoided had the tenant personally inspected the property prior to the execution of the lease.

1.22 AS-IS CONDITION

The LESSEE accepts the property AS IS, except for conditions materially affecting the health or safety of ordinary persons. The LESSOR makes no implied warranties. Within seven (7) days after lease start date, the LESSEE shall notify LESSOR of all defects or damages; otherwise the property shall be presumed to be in clean, safe and good working condition.

1.23 ATTORNEY'S & OTHER FEES

Upon placement with a third-party debt collector, including a collection agency or collection law firm, your outstanding balance due will be assessed a collection fee of 33%.

By initialing below, you acknowledge and agree to the terms in Section 1.

X_____
Initial Here

2. Section 2

2.1 USE OF HOUSE, APARTMENT, AND/OR HALLWAYS

You agree to use the Apartment for residential purposes only, and not for business, illegal, or hazardous purposes. Tenant may be evicted upon a one (1) day Notice to Quit if the Tenant, member of Tenant's household, or other person under the Tenant's control, has manufactured, delivered, possessed with intent to deliver or possessed a controlled substance as defined by Michigan Public Act 368 of 1978, on the Premises. Tenant or any member of the household shall not engage in any act intended to facilitate criminal activity on or near the premises. A single violation shall be good cause for immediate termination of the lease. Tenant shall not permit a use of the premises that generates an unusual amount of traffic, loud parties, gatherings or smells. The Apartment will be occupied by only the following persons (and no others) as listed on your rental application: **<<Other Occupant(s)>>** . You agree to notify us of any changes to occupancy in writing.

You agree to use and require other persons on the premises with your consent to use the Apartment in a safe and careful manner so as not to disturb your neighboring tenants, or to injure the reputation of our company. You will pay us as additional rent the amount of any fines or penalties we are required to pay because you or your family, guests, visitors or pets violate any law or regulation affecting the Apartment or Community. If an occupant that is over the age of 18 moves into the property, they must have a background and reference check.

Each resident is jointly and severally liable for all Lease Contract obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or considered to have violated the Lease Contract. Notices and requests from any resident or occupant (including notices of Lease Contract termination, repair requests, and entry permissions) constitute notice from all residents. Co-Signers acknowledge and agree that they have no right to occupy the property.

The halls, entries and stairways of the buildings may not be used for storage or any purpose other than entering and leaving the property. Nothing, including antennas, may be placed on the outside of the buildings without our written permission. We may remove any such items at any time at your expense, including storage cost.

If the landlord finds an unauthorized occupant, the tenant shall be liable for a penalty fee of $1,000.

No home-based or commercial-based business is allowed to be run from the unit.

2.2 SUBLETTING

Each LESSEE agrees PROPERTY will be occupied only by people having written lease and rental agreement with LESSOR, or assignee of the LESSEE hereinafter. PROPERTY shall not be used for short-term rentals (such as but not limited to Airbnb). The LESSEE shall not assign this lease or sublet PROPERTY without written consent of the LESSOR.

2.3 ITEMS NOT ALLOWED

Tenant may not place any of the following in or on the premises without written authorization from the landlord:

Pools, trampolines, satellite dishes, waterbeds, bedding sheets and/or towels used as window treatments. Fire pits are not allowed. Grills are not allowed at multi-family properties.

2.4 CONDITION OF THE PREMISES AND ALTERATIONS

You agree to keep the house/apartment in a clean and healthy condition at your own expense. At the termination of this lease, you agree to leave the Apartment and all of the appliances and equipment in it in the same condition that they were in at the beginning of this lease, with the exception of normal wear. You also agree that you have inspected the house/apartment, that it is in good repair and that you accept it as is.

You may not make any alterations to the house/apartment, including additional locks, without our written permission. We will have a key to every lock at all times and every lock will be compatible with the master key if there is one for the property. If you make any alterations, you must remove them and return the house/apartment to its original condition if we ask you to prior to vacating. Any alterations that you make will become our property at the termination of this lease.

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. You must sign and note on the form all defects or damage and return it to our representative within 7 business days. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use customary diligence in maintaining the property and unit and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. We'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing. The tenant may not place or attach any signs/banners/etc. on the property without prior consent from the landlord.

2.5 TENANT'S MAINTENANCE RESPONSIBILITIES

The Tenant agrees to: (a) keep the unit clean; (b) use all appliances, fixtures, and equipment in a safe manner and only for the purposes for which they are intended; (c) not litter the grounds or common areas of the project; (d) not destroy, deface, damage or remove any part of the unit, common areas, or project grounds; (e) give the Landlord prompt written notice of any defects in the plumbing, fixtures, appliances, heating and cooling equipment or any other part of the unit or related facilities or observation of mold or mildew conditions in any portion of the premises; (f) remove garbage and other waste from the unit in a clean and safe manner and properly dispose in refuse receptacle; (g) not interfere with the safe and quiet enjoyment or comfort of the other Tenants and (h) not make any repairs to Landlords premises without prior written consent. Landlord will not pay for cleaning or any work of this kind contracted by the Tenant, unless expressly authorized in writing. In the case were that tenant is responsible for the Landscaping, Tenant shall maintain the landscaping including weeding and ground cover. At no time shall the Tenant modify, change, add or remove any landscaping without written permission of Landlord. Tenant is responsible to keeping the yard free of debris.

Tenant is responsible for changing batteries in locks.

Tenant agrees to provide a police report when damage is due to theft, vandalism, or any other criminal act or tenant will be responsible to pay for damages. Landlord reserves the right to remove garbage disposal permanently in the event of it malfunctioning and repair is needed. Tenant is responsible for replacing batteries in any garage door openers and will be charged per garage door opener that is not returned or returned damaged.

You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in or on the property due to a violation of the Lease Contract or rule, improper use, negligence, or intentional conduct by you or your invitees, guests, or occupants.

In the event that A) Tenant submits a service request and the vendor or Broker find that the issue was directly caused by Tenant, or B) tenant schedules an appointment with a vendor and is not present at the time of the appointment, or C) submits a service request without any merit in the judgment of Broker or vendor, then the Tenant shall be responsible for reimbursing Landlord for the cost of that service call, including any commissions paid by Landlord, plus an additional $25 Repair Billing Administrative Fee, due no later than thirty (30) days from the date Tenant is notified of the charge by Broker.

The resident agrees to complete resident-lead assessments that will be sent digitally throughout the year.

2.6 BASEMENTS (AS APPLICABLE)

Basements may flood at any time; LESSEE shall make the appropriate preparations for this including but not limited to keeping personal belongings elevated off of the basement floor. Basements may have high humidity levels; LESSEE is responsible for providing a working dehumidifier at all times to control the air moisture level. Damage caused by high humidity levels will be the responsibility of LESSEE. In the event that a dehumidifier has to be added to the basement, tenant agrees to keep it running and pay for electricity.

2.7 INSECTS AND OTHER PESTS

If treatment for insects and other pests are necessary (for this unit only) the tenant is responsible for treatment (spraying or setting out traps) of this rental unit's interior. If bugs, ants, etc. are a building-wide problem, the landlord will treat the units affected.

If there is a bug problem at move out that prevents the landlord from prepping the unit (Example: bed bugs, fleas, roaches, etc.), tenant will be responsible for rent until the unit preparation for a new tenant can continue.

2.8 REQUESTS, REPAIRS, AND MALFUNCTIONS

All non-emergency work orders MUST be in writing through our online work order portal. Our written notes on your oral request do not constitute a written request from you. Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. **Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible during normal business hours.** Rent will not abate in whole or in part except when provided for under applicable Michigan statutes.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate this Lease Contract within a reasonable time by giving you written notice. If the Lease Contract is so terminated, we'll refund prorated rent and all deposits, less lawful deductions.

2.9 PLUMBING

If plumbing backs up (drains, toilets, garbage disposal, etc.), the tenant is responsible for first trying to clear the drain or hire a professional service. If that does not work, tenant agrees to promptly inform the landlord. If back up occurs from tenant misuse, landlord reserves the right to charge the tenant for the bill. Landlord is not liable for any plumbing or sewer backups. Tenant shall not put anything down the pipes that should not go down the pipes including but not limited to: Flushable wipes, tampons, condoms, hair, toys, etc.

2.10 KEYS/LOCKS

Landlord is not responsible for lockouts. If tenant is locked out, they must call a locksmith. Any damage to property from tenant trying to get into unit/property is the responsibility of the tenant.

If tenant loses their key, they will have to pay for a new key at a locksmith. If landlord needs to change the lock/key to the lock, the cost is:

If the lock is already on the Simple PM lock system: $75

If lock is not on the Simple PM lock system: $150

2.11 PROHIBITED CONDUCT

If you, a member of your household, or other person under your control engages in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; unlawfully manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia on the leased premises; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.

Smoking of any substance is not permitted.

In accordance with Michigan Law, landlord does not permit smoking *medical or recreational* marijuana on the premises. Tenant understands that violation of this provision is a serious lease violation and provides landlord grounds for immediate termination of the lease with 24 hours notice to tenant.

The cultivation of marijuana plants is strictly prohibited on the premises (both inside and outside, including common areas) as authorized by State of Michigan, Public Act 546 of 2016.

The sale of marijuana, under any circumstances, is strictly prohibited on the premises.

Michigan's medical marijuana laws do not and cannot override federal drug laws. Other than consumption of edibles, or possession of a legal amount of marijuana, any other use, possession for sale, distribution, transportation, cultivation, and manufacture of marijuana is strictly prohibited. Tenant understands that violation of this provision is a serious lease violation and provides landlord grounds for immediate termination of the lease with 24 hours notice.

If manager or manager's vendors smell cigarette or marijuana smoke while in the unit or common areas during the lease term, there will be a cure notice admin fee assessed to tenant's account.

Lessee shall be liable for damages arising from smoking in the unit.

2.12 BEHAVIOR

The property will not be used for any unlawful purpose, nor for any purpose deemed hazardous by

the LESSOR or by the LESSOR's insurance company. Violation of this provision is grounds for initiating eviction proceedings immediately, and LESSOR reserves the right to evict for illegal activities in connection with controlled substances.

The LESSEE will obey and conform with all laws, ordinances, rules and regulations of all governmental agencies having jurisdiction over the property including all homeowners or condominium association bylaws and rules as applicable. LESSEE agrees to become familiar with applicable association bylaws and rules. Failure to comply with association bylaws and rules will result in a $50.00 fee per occurrence in addition to any fines issued by the Home/Condo Owners Association. LESSEE will not be noisy or boisterous or in any manner offensive to the neighboring properties, and shall not act in any manner which would disturb the peaceful, quiet enjoyment of any other LESSEE or occupant in the neighboring properties.

LESSEE and LESSEE's guest, invitees, occupants, or persons under LESSEE's control **shall not interfere with management of the PROPERTY**. For the purposes of this section, interference with management includes but is not limited to circumventing LESSOR to contact property owner directly for any reason, hostility, screaming, threatening, foul or demeaning language, abusive or inappropriate conduct, or inappropriate acts of aggression toward LESSOR or LESSOR'S employees, contractors or agents. This includes all verbal, written, oral, or digital communications. Failure to comply will result in a $50 lease violation.

2.13 SMOKE DETECTORS

Your rental unit has been outfitted with proper smoke detectors. It is your job to check them monthly. If there is a problem with one, please fill out a maintenance request and it will get taken care of quickly.

If our maintenance staff is in your unit and sees that a smoke detector is missing, we will replace it and charge the tenant for each smoke detector that is installed.

Landlord shall not be liable for any failure of a smoke detector to operate.

2.14 EXCESSIVE UTILITY USAGE

In cases where the landlord pays the utility, tenant agrees to reimburse the landlord for utility usage, including unreported water leaks or other reasons that cause the bill to exceed the monthly average use during the preceding 12 month period. **It is the tenant's responsibility to notify the landlord of any leaks immediately!**

2.15 TEMPORARY SERVICE INTERRUPTION

Should there be a temporary interruption of any services required by this lease due to repairs, improvements, or for reasons beyond our control, we will make reasonable efforts to end the interruption; however, such an interruption of service will not be a breach of this lease by us.

2.16 PERMISSION TO ENTER

During the term of this lease, we may enter your house/apartment at reasonable times to inspect its condition or to make repairs or alterations that we consider necessary. In case of routine maintenance, we shall endeavor to give 24-hour prior notice of our entry except in cases where: 1) Tenant has requested certain repairs to be made 2) Access to the apartment is necessary to complete repairs needed for another apartment 3) An emergency exists.

Tenant agrees to allow landlord or agent to us photography of rental unit for publicity purposes. Tenant grants permission to photograph/film the interior and/or exterior for the rental unit, including tenant property that may be present, for possible inclusion in publications, websites, and other publicity material. The images will remain the property of the landlord/agent.

You acknowledge that in some cases we will need to enter your house/apartment to handle an emergency or to make ordinary repairs to another apartment or part of the building in which the apartment is located. In emergency situations, as we in our sole discretion shall determine, we may enter your house/apartment at any time. If you contact us to request a repair, we are not required to notify you of our responding service call.

If resident fails to let us enter, resident will be charged the vendor bill and the repair rebilling fee.

2.17 AUTOMOBILES/PARKING

No more than 2 motor vehicles per leaseholder unless otherwise stated. Motorcycles or motorized bikes may not be parked inside an apartment unit or on sidewalks, under stairwells, or in handicapped parking areas. Tenant and tenant guests are not permitted to park in front of driveways, mailboxes, fire hydrants, other in any illegal way. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. No commercial vehicles, boats, or trailers can be parked on the property. Repair or maintenance is not allow on property without written permission. Landlord will not assign parking spots.

2.18 PETS

No animals or pets shall be brought onto the property including tenant's guest's pets/animals. If we discover a pet, tenant will be served with a 30 day notice to terminate tenancy. A $600 pet discovery fee plus the highest monthly pet fee per pet will be charged from the beginning of the original lease term and we will not stop the 30 day notice to vacate until the payment is received. The fees shall be paid regardless of if the pet becomes authorized to be on the property or not. A pet addendum will need to be signed with all upfront and monthly pet fees paid in addition to the pet discovery fee if the property is pet friendly. An admin fee of $50/MO plus pet fees will be charged until all pet fees have been paid and pet addendum signed if the property is pet friendly. On properties that do not allow pets, the fees must be paid and pets removed to continue tenancy.

If tenant's or guest's pet is found to have left a pet or urine smell and the manager must use an ozone or similar machine, tenant shall be charged the daily unit rental amount for the number of days that the landlord wasn't able to work on the unit plus actual costs of clean up.

All Lessees are required to complete a pet screening profile, regardless of pet ownership status, which must be renewed annually. Failure to renew the pet screening profile will result in an additional pet risk mitigation fee of $25 per month, due the same day as rent, until the profile is completed.

2.19 PEACEFUL ENJOYMENT

You will conduct yourself and require your family, guests and anyone you invite to the property to act in a manner that will not disturb your neighbors' peaceful enjoyment. You agree not to make loud noises, disturbances, odors, nuisance or do anything else which interferes with or disturbs the rights, comfort or convenience of other residents or which interferes with or disturbs the staff. We are entitled to determine in our sole judgment whether you have violated this section. More than three police reports at your residence in a six month period is cause for eviction. If landlord receives any police reports because of lease violations, tenant will be charged the cure notice admin fee.

2.20 CURE NOTICE ADMIN FEE

Cure Notice Administrative Fee: In the event that landlord has to send Tenant a violation notice for any of the reasons described in this lease, Tenant shall be charged a **$50 Cure Notice Administrative Fee.** This includes lease violations and city complaints/notices that the tenant is responsible for.

2.21 NOTICES

Any notices that must be given under this lease or pursuant to law must be in writing, and may be delivered personally, left at your Apartment, or emailed/mailed to you by registered or certified mail at the house/apartment's address. You may deliver notices to us at the manager's office or by mailing them to us, certified mail, at the address given at the beginning of this lease. If more than one person is listed as Resident, notices will be sent to all Residents.

2.22 ELECTRONIC CONSENT

Tenant(s) hereby consent to receive all demands for possession or payment as provided for under MCL 600.5716 by electronic service. Tenant(s) request any demands be sent to the following email address(es):

Tenant Names:

<<Tenants (Financially Responsible)>>

Email Addresses: Email addresses used will be the email address included on the application and/or on file for rental through Simple Home Management LLC DBA Simple Property Management.

2.23 TEXT MESSAGE/EMAIL CONSENT

Resident consents and OPTS-IN to Simple Property Management using SMS/text messaging as a form of communication in regard to properties for rent, showings, lease-related items, etc. Simple Property Management NEVER sells or shares your information with other companies. Resident may opt-out by texting "STOP" to opt-out. Msg & data rates may apply."

By initialing below, you acknowledge and agree to the terms in Section 2.

X_____
Initial Here

3. Section 3

3.1 RELEASE OF A RESIDENT

Unless you're entitled to terminate this Lease Contract, you won't be released from this Lease Contract for any reason--including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Exception: If you have occupied your apartment for more than 13 months, you may terminate this lease without paying a reletting charge if you give us a 60-day written notice that either (a) you have become eligible to take possession of a subsidized rental unit in senior citizen housing and provide us with written proof of that eligibility; or (b) you become incapable of living independently, as certified by a physician in a notarized statement.

IN THE EVENT the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the tenant's commanding officer, reflecting the change, which warrants termination under this clause. The Tenant will pay prorated rent for any days (he/she) occupy the dwelling past the first day of the month. Security deposit will be returned within 30 days.

3.2 EARLY TERMINATION

If the tenant's occupancy of the premises is terminated prior to the end of the lease term for any reason, tenant remains responsible for all obligations under this agreement. These responsibilities include but are not limited to the payment of rent until landlord re-rents the properties or removes the properties from service as a rental property.

In the event that tenant terminates the lease before the end of the term, tenant shall also be liable for the early lease termination admin fee equal to one month's rent.

3.3 TERMINATION AND VIOLATIONS

In the event that the tenant violates any provision in the lease, the landlord may terminate the lease with a 30 day notice of termination of lease. Upon expiration of the notice, the landlord may proceed with the eviction under the Summary Proceedings Act of the State of Michigan.

Effect of Default: If Tenant defaults under any term, condition, or provision of this Lease, Landlord shall have the right to terminate this Lease with a 30 day notice of termination of lease and pursue all available legal and equitable remedies to remedy the default. All rent and other sums owed to Landlord through the end of the Lease term shall immediately become due and payable upon the termination of the Lease due to the default of Tenant. If tenant terminates the lease

Such termination shall not release Tenant from any liability for any amount due under this Lease. All rights and remedies available to Landlord by law, or in this Lease, shall be cumulative and concurrent.

3.4 MOVE OUT

Tenant must provide at least thirty (30) days' written notice before moving out at the end of the lease term. To give notice, please visit our website and complete the online move-out form. If you have questions, call our office.

After Tenant vacates, a final inspection will be conducted. Any damage beyond normal wear and tear will be repaired at the Tenant's expense, and the cost will be deducted from the security deposit.

The remaining balance of the deposit, if any, will be returned to Tenant along with an itemized list of deductions, as required by Michigan law.

3.5 ABANDONMENT

You have abandoned the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed have been turned in where rent is paid--whichever date occurs first.

You have abandoned the apartment when one or more of the following has occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) default for non-payment of rent for 5 consecutive days, or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident. Surrender, abandonment, or judicial eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment, but do not affect our mitigation obligations.

3.6 CONTINUING LIABILITY OF RENT

Tenant will continue to be responsible for rent, utilities, etc. if the tenant vacates the premises. If tenant is on a lease to a specific date, they will be responsible for all obligations of the lease until that date unless the premises is re-rented. If the tenant is on a month to month lease, the tenant will be responsible for all obligations until thirty (30) days after the tenant gives written notice to vacate. It is agreed upon by both parties that a notice to tenant for non-payment of rent does not terminate the lease and that the tenant does not void the obligations of the lease simply by vacating the premises or by failing to pay rent.

3.7 KEYS AND LOCKS AT MOVE OUT

When the lease is terminated, tenant shall return all keys to the premises of **<<Company Name>>** located at **<<Company Address>>** or in the lockbox that was furnished to you at move-in. If you did not move in with **<<Company Name>>**, then we will put a lockbox on your door before move out. It is assumed that the tenant continues to occupy the premises and continues to be responsible for rent, utilities, maintenance, etc. until the keys have been returned to our office. At the time tenant turns in keys, they are giving up access and use of the apartment. Anything that is left (ex. bikes, trash, clothes, furniture, etc.) will be thrown away at the tenant's expense. Tenant shall not change or alter the locks or doors in a way that restricts owner/landlord for accessing the property. Any damage caused by the tenant will be charged back to the tenant.

3.8 FOUL ODORS

If tenant moves out and there is a foul odor that cannot be removed with normal cleaning and manager must use an ozone or similar machine, tenant shall be charged the daily unit rental amount for the number of days that landlord wasn't able to work on the unit plus actual costs of clean up.

3.9 PERSONAL INJURY/LIABILITY INDEMNIFICATION

Landlord/Management Company shall not be liable for any damage or injury occurring on or about the Premises to Tenant or Tenant's guests or invitees, except in the case of Landlord's failure to perform or negligent performance of a duty imposed by law. Tenant hereby agrees to protect, indemnify and hold Landlord harmless from and against any and all losses, costs, expense, damage or liability arising out of any accident or other occurrence on the Premises or any part thereof, or in any common area, causing injury to any person or property whomsoever or whatever, no matter how caused, except in the case of Landlord's failure to perform or negligent performance of a duty imposed by law.

The Lessor is not liable for, and is hereby released from liability and responsibility for, any injury, damage, or loss to persons or property arising from or related to:

1. The criminal acts or malicious conduct of third parties (including but not limited to theft, burglary, assault, or vandalism);
2. Personal injury or damage to personal property caused by fire, flood, water leaks, basement flooding, rain, hail, ice, snow, smoke, lightning, wind, or explosions; or
3. Any disruption or interruption of utility services, unless directly caused by the Lessor's negligence.

The foregoing examples do not constitute an exhaustive list, and the Tenant hereby waives and releases the Lessor from any liability beyond the Lessor's direct negligence.

By initialing below, you acknowledge and agree to the terms in Section 3.

X_____
Initial Here

4. Section 4

4.1 MCL 554.601B

A tenant who has a reasonable apprehension of present danger to him or her or his or her child from domestic violence, sexual assault, or stalking may have special statutory rights to seek a release of rent obligation under MCL 554.601(B)

4.2 DISCLOSURE RIGHTS

If someone requests information on your or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

4.3 MEDIA RELEASE

We routinely photograph and videotape the condition of our managed properties before and after each tenancy, as well as market our property and business with video tours, testimonials and etc... Applicant understands and agrees our company can use these videos, photos and client records for any legal purpose, and accepts any risk or consequence from these items being used in the course of business.

4.4 MOLD

Notice to Resident(s): It is our goal to maintain a quality living environment for our residents. To help achieve this objective, it is important to minimize any mold growth in your unit. This addendum contains important information for you, the resident, as well as your responsibilities as they pertain to mold prevention.

About Mold: Mold is found virtually everywhere in our environment, inside, outside, and in new and old structures. Molds are naturally occurring and microscopic organisms that reproduce from spores. Whether or not we were aware of it, we have all lived with mold spores for all of our lives. Without molds, dead organic matter would not decompose. Mold breaks down organic matter in the environment and then uses the end product for food. Mold spores are transported through the air by shoes, clothing, and other means. When excess moisture is present, mold can grow. There is conflicting scientific evidence as to what constitutes an adequate accumulation of mold which could lead to adverse health effects. Nonetheless, necessary precautions need to be taken.

Resident(s) Responsibilities for Mold Prevention: In order to minimize the potential for growth of mold in your unit, the resident agrees to do the following:

1. Keep the unit clean particularly the kitchen, bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner is vital in the removal of household dirt and debris that harbor mold of the elements that promote mold growth. Immediately dispose of moldy food.

2. Remove and/or report visible moisture accumulation on windows, walls, ceiling, floors and other surfaces as soon as reasonably possible. Look for and report leaks in washing machine hoses and discharge lines regardless of size. The importance of this is to prevent infiltration of any nearby walls. Resident agrees to turn on any exhaust fans in the bathroom(s) and/or kitchen before showering or cooking. Shower curtain is to be inside the tub. If the unit is equipped with a shower door, while showering, the door must remain closed. After bathing or showering the experts recommend that (1) the shower walls, shower doors, bathtub and bathroom floor be wiped free of moisture; (2) the bathroom door should be left open until all moisture on the mirrors, walls and tile surfaces has dissipated; and (3) the towels and bath mats are hung up until completely dry.

3. Promptly notify the Landlord, in writing, about any air conditioning or heating system problems. Check furnace or air filter regularly. It is recommended that doors and/or windows are periodically opened when the outside humidity is below 50% in order to reduce humid areas in the unit. Promptly notify the Landlord, in writing, of any water leaks, water infiltration or mold. Landlord agrees to respond and repair or remedy the matter in accordance with the law.

Mold Growth and Avoidance: Preventing excessive moisture buildup in the resident's unit. Failure to be observant to leaks and moisture accumulation on surfaces and inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources that include:

1. Rainwater leaking from roofs, windows, doors, outside walls and flood waters rising above floor level;

2. Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dishwashers, dehumidifiers, refrigerators or air conditioner drip pans or clogged air conditioner condensation lines;

3. Leaks from plumbing lines and/or fixtures, leaks into walls from missing or deteriorated grouting/caulking around tubs showers or sinks;

4. Washing machine hose leaks and overflows, dishwasher hose leaks or overflows, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;

5. Leaks from clothes dryer discharge vents (creating an increase of moisture in the air.);

6. Insufficient drying of carpets, carpets pads, shower walls and bathroom floors.

Environmental Protection Agency (EPA) Recommendations: If small areas of mold have already occurred on non-porous surfaces (i.e. ceramic tile, formica, vinyl flooring, metal, wood, or plastic), the federal EPA recommends that the area first be cleaned with soap or detergent and water, let the surface dry, and within 24 hours apply a pre-mixed spray on application of household biocide such as Lysol Disinfectant ®, Pine-Sol Disinfectant ® (original pine scented), Tilex Mildew Remover ®, or Clorox Cleanup ®, (Note: Only a few of the common household cleaners will actually kill mold.) Tilex ® and Clorox ® contain bleach which can discolor or stain. Be sure to follow the manufacturer instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface may be compared to painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 to 6 times larger than any visible mold due to the possibility of potential mold growth not yet visible. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter may be used to help remove non-visible mold products from porous items (i.e. fibers in sofas, chairs, draperies and carpets) provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothing.

Do Not Clean or Apply Biocides To: (1) visible mold on porous surfaces, such as sheet rock (drywall) walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Should the resident(s) encounter these particular situations it is required that the Landlord be notified, in writing, so that the appropriate action may be taken.

Compliance: Compliance with this addendum will aid in the prevention of mold growth in the Resident(s) unit. The signatures below indicate that you, the resident, agree to the terms of this mold information and prevention addendum. The Resident agrees to contact Landlord with any questions or concerns regarding mold or mold potential in said unit. Failure to comply with this addendum may result in the Resident(s) being charged for damages and/or health risks posed to others.

4.5 BED BUGS

Bed Bugs

The goal of this section is to protect the quality of the rented unit's environment from the affects of bed bugs by providing sufficient information and instructions. It is also the goal of this section to clearly set forth the responsibilities of each of the parties to the rental agreement.

- Resident acknowledges that they have received and read the pamphlet "Don't Let the Bed Bugs Bite" which outlines how to detect bed bugs, how they spread, how to prevent bed bugs, pest management, preparation for pest management and responsibilities of resident, landlord and the pest management professional.
- Resident acknowledges the Owner/Agent has inspected the unit and is not aware of any bed bug infestation.
- Resident agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.

Resident hereby agrees to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit make sure to inspect beds, bedding and upholstered furniture for signs of bed bug infestation.
2. Resident shall report any problems immediately to Owner/Agent. Even a few bed bugs can rapidly multiply to create a major infestation that spread to other units.
3. Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Resident must comply with recommendations and requests from the pest management specialist prior to professional treatment including but not limited to:

    1. Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
    2. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
    3. Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
    4. Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
    5. Wash all machine-washable bedding, drapes and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bed bugs. Discard any items that cannot be decontaminated.
    6. Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to reimburse the Owner/Agent for expenses including but not limited to attorney fees and pest management fees that Owner/Agent may incur as a result of infestation of bed bugs in the apartment.
5. Resident agrees to hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses that may incur as a result of a bed bug infestation.
6. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the resident as a result of an infestation of bed bugs. Resident agrees to have personal property insurance to cover such losses.

By signing below, the undersigned Resident(s) agree and acknowledge having read and understood this addendum.

4.6 BED BUG PAMPHLET

WARNING!

Bed bugs are back with a vengeance! Any house, apartment or building can be a haven for bed bugs.

Consult a pest management professional before disposing of furniture.

After washing, store all clothing in tightly closed plastic bags until all insects have been eliminated, normally after two or more treatments.

Resident's Responsibility

1. When you spot bed bugs, immediately call your landlord.
2. Keep your home clean and clutter-free.
3. If your landlord doesn't take action, contact your local housing code authority.
4. Don't try to solve the problem yourself by using foggers or "bug bombs"
5. Carefully follow the pest management professional's recommendations.

Landlord's Responsibility

1. When notified about bed bugs, landlords should immediately make efforts to correct the problem. Avoiding or ignoring the issue will only lead to a more severe infestation.
2. Landlords should utilize an experienced professional pest manager or a certified staff. To determine the extent of the infestation and better control the problem, landlords should enable the pest manager to inspect every room and apartment.

Pest Management

1. Professional's Responsibility
2. Pest management professionals must make every effort to detect bed bugs throughout each room and all apartments in a building.
3. Pest management professionals must make sure to destroy bed bugs at all stages of development (including eggs). This may require them to return at least twice to apply insecticides and check whether the first treatment worked.
4. Pest management professionals must use insecticides according to label use directions. Effective alternatives to pesticide treatment may be available such as by using heat or steam treatments

Bed bugs

Bed bugs are small brownish insects. They're about 4 mm long (1/8 in.) and visible to the naked eye. They're active at night and can usually be seen along the seams of mattresses. They feed on human blood.

Bed bug infestations may cause irritating, itchy bite reactions, and anxiety.

Over the past few years, bed bugs have been spreading in large cities worldwide.

How to detect them

Itchy skin and insect bites are clues that you may have bed bugs in your home. You'll usually see three or four bites in a straight line or grouped together. Exposed areas of your arms, legs and back are more susceptible to bites. Also look for small black stains (blood

spots) on your sheets, pillows, or mattress seams. Bed bugs may also be hiding in cracks and crevices in your furniture.

How they spread

Bed bugs are usually brought into your home in suitcases and handbags and on clothing and furniture, especially previously used mattresses and other items. They can also travel between apartments in a building. There's no need to be embarrassed if these bugs end up moving in with you. Bed bugs are not necessarily associated with dirty environments, but they flourish in clutter.

How To Prevent Them

Vacuum your home regularly. If you do have bed bugs, make sure you close the vacuum

bag tightly and dispose of it outside your home. Avoid picking up used mattresses or second hand upholstered furniture because it's hard to see whether they harbor bed bugs. Other used furniture must be carefully inspected and cleaned before you bring it home. Scrub furniture with soapy water or a household cleaning product to remove any possible bed bugs or their eggs. Second-hand clothing should be placed in a sealed, plastic bag and emptied directly into the washing machine. Wash in hot water and dry on high heat setting to kill bed bugs and

their eggs. When visiting hotels inspect the room for signs of bed bugs prior to unpacking luggage.

Pest Management

The best chances for homeowners, landlords and renters to achieve bed bug control is by acting fast, and working with a qualified, licensed pest management professional. Bed bug control often fails without the cooperation of all parties involved.

Preparing your home for the pest management professional

This step is extremely important. Closely follow the pest management professional's guidelines.

Below are a few tips to keep in mind.

1. Remove clutter as it provides hiding places for bed bugs.
2. Place all bedding (sheets, mattress covers, bedspreads) in a sealed, plastic bag. Wash all bedding in hot water.
3. Vacuum and dispose of the vacuum bag (outside the home). If a bagless vacuum is used, deposit all contents of the container into a plastic bag, seal and dispose of outside. Rinse collection container outside before re-attaching to vacuum.
4. Empty dresser drawers and closets and place contents in a sealed plastic bag. Wash and/or dry clothes on high heat setting.
5. Don't bring home new furniture until bed bugs are eliminated.

Important

Avoid bringing home discarded furniture, it may be infested with bed bugs. Also inspect any second hand item for bed bugs before bringing it into your home.

4.7 LEAD WATER LINE

The City of your unit is committed to delivering high-quality water. They work hard every day to do just that and they have a long history of success in protecting the public's health. They regularly sample drinking water to better understand the lead and copper levels in our system.

The City of your unit uses corrosion-control measures at the water filtration plant to ensure lead levels are controlled. However, lead still may enter the home through lead pipes.

New state regulations require the City to complete an inventory count of all lead water service lines in their system and provide notification if records show a lead service line may be present.

Prevention is the best way to protect your family. Here are some steps you can take to reduce exposure to lead from the pipe:

- Run the cold water tap for at least 5 minutes. Use only cold water for drinking and baby formula preparation lead dissolves more easily in hot water.
- Remove your faucet aerators – the small attachment at the tip of the faucet that filters and softens the flow of water at least once a month and clean them out. Small particles may accumulate in the screens.

Rental property owners and property managers are responsible for notifying tenants of this notice and the potential of a lead water service line on the property.

Please feel free to reach out to the city water department with any questions you may have.

4.8 SUBORDINATION TO MORTGAGE

This lease is subordinate to the lien of any mortgages on the land on which the property is situated that exist now or that may exist in the future. You agree to sign any documents that we may need to prove this subordination. You irrevocably give us the right, as your agent, to sign such documents if they are needed.

4.9 LEASE MODIFICATION

This Lease and the rental application contain the entire agreement. No representations, warranties or agreements have been made or relied on by either party except as included in this Lease and the rental application. This lease may be changed only by a written agreement signed by you and us except the fees other than rent, late fees, and NSF fees which may be modified by us. **Any modification of this lease requested by tenant must be approved by landlord and a $250 lease modification fee will be assessed if approved.**

4.10 SPECIAL PROVISIONS

1. If the basement is unfinished, tenant must keep all storage off ground. Clothes and other storage on ground encourage mold growth in Michigan basements.
2. Tenant cannot do work or hire work to be done on the unit and get reimbursed without prior permission from landlord.
3. If there is a water softener present, tenant must add salt and keep the salt level up on it. The unit is expected to be returned with salt in it.
4. No illegal activities on the premise. Tenant understands that violation of this provision is a serious lease violation and provides landlord grounds for immediate termination of the lease with 24 hours notice.
5. If there is propane or fuel oil, then the tenant is responsible for refiling the tank to the same amount that was in it when the lease started.

4.11 OTHER CONDITIONS

Other conditions (if any):

Other Conditions

<<Additional Lease Information>>

By initialing below, you acknowledge and agree to the terms in Section 4.

X_____
Initial Here

5. Sign and Accept

5.1 SURVIVAL

If any provision in this lease is contrary to law, the rest of the lease shall remain in effect.

5.2 NO WAIVER

The landlord's failure to enforce any agreement in the lease shall not prevent the landlord from enforcing the agreement for any violation occurring at a later time.

5.3 SCHEDULES

ANY SCHEDULES/ADDENDUMS ATTACHED TO LEASE ARE HEREBY PART OF THE LEASE.

5.4 DISCLOSURE OF AGENCY

Michigan law requires real estate licensees who are acting as agents of property owners (sellers) or tenants (buyers) of real property to advise the potential owners or tenants with whom they work of the nature of their agency relationship. Simple Home Management DBA Simple Property Management is an OWNER'S (LANDLORD'S) AGENT. An owner's agent, under an agreement with the owner, acts solely on behalf of the owner. An owner can authorize an owner's agent to work with subagents, tenant's agents and/or transaction coordinators. A subagent of the owner is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the owner. Owner's agents and their subagents will disclose to the owner known information about the tenant which may be used to the benefit of the owner.

5.5 MOVE OUT

YOU MUST NOTIFY YOUR LANDLORD IN WRITING FOUR (4) DAYS AFTER YOU MOVE, OF A FORWARDING ADDRESS

WHERE YOU CAN BE REACHED AND WHERE YOU CAN RECEIVE MAIL. OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

X _____

Lessee

_____

Date Signed

X _____

Lessor

_____

Date Signed