

RESIDENTIAL LEASE AGREEMENT

for

(Property Address)

1 **1. This Lease AGREEMENT** is entered into this _____ day of _____, 20__ between
2 OWNER'S Name: _____, OWNER'S Name: _____
3 (collectively hereinafter, "OWNER" and/or "LANDLORD") legal owner(s) of the property and
4 TENANT's Name: _____ TENANT's Name: _____
5 TENANT's Name: _____ TENANT's Name: _____
6 (collectively, "TENANT"), which parties hereby agree to as follows:
7

8 **2. PREMISES:** LANDLORD agrees to lease to TENANT, and TENANT agrees to lease from LANDLORD the property
9 terms and conditions of the Lease Agreement, the Premises known and designated as _____
10 _____ ("the Premises"). Premises Mail Box
11 # _____, Parking Space # _____, Storage Unit # _____, Other _____.
12

13 **3. TERM:** The term hereof shall commence on _____ and continue until _____, with
14 a **total rent** of \$ _____, thereafter, the lease shall continue on a month-to-month basis until either Party
15 terminates it by providing the other Party with thirty (30) days' written notice, sent via U.S. Mail or email. (All time
16 calculations shall assume a 30-day month), as outlined in Paragraph 23 of this Agreement.
17

18 **4. RENT:** TENANT agrees to promptly pay LANDLORD, without prior written demand, a total monthly rent amount of
19 _____, due in full on the first day of each calendar month as the agreed-upon Periodic Rent for the Premises,
20 at _____
21 or at such other place as LANDLORD may designate in writing.
22

23 **5. SUMMARY:** The initial rents, charges and deposits are as follows:

	Total	Received	Balance Due
Rent: From _____, To _____	\$ _____	\$ _____	\$ _____
Security Deposit	\$ _____	\$ _____	\$ _____
Key Deposit	\$ _____	\$ _____	\$ _____
Admin/Credit App Fee (non-refundable)	\$ _____	\$ _____	\$ _____
Pet Deposit	\$ _____	\$ _____	\$ _____
Pet Cleaning Fee (non-refundable)	\$ _____	\$ _____	\$ _____
Cleaning Deposit	\$ _____	\$ _____	\$ _____
Cleaning Fee (non-refundable)	\$ _____	\$ _____	\$ _____
Additional Security	\$ _____	\$ _____	\$ _____
Utility Proration	\$ _____	\$ _____	\$ _____
Sewer and/or Trash Proration	\$ _____	\$ _____	\$ _____
Pre-Paid Rent	\$ _____	\$ _____	\$ _____
Pro-Rated Rent for _____	\$ _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____	\$ _____

Property _____

Owner's Name _____

Owner's Name _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

6. **ADDITIONAL MONIES DUE:** _____

7. **ADDITIONAL FEES:**

A. LATE FEES: In the event TENANT fails to pay rent when due, TENANT shall pay a late fee of \$ _____ OR _____% of the Periodic Rent. Late fees begin on the _____ day.

B. DISHONORED PAYMENTS: A fee of \$_____ will be charged for each payment (check, electronic transfer, etc.) made by TENANT to LANDLORD that is returned or rejected. TENANT agrees to cover all rent, applicable late charges, notice fees, and any costs incurred in processing a returned payment using certified funds (such as a cashier's check or money order). Following any returned payment, TENANT agrees that all future amounts due under this Agreement shall be paid using certified funds only. Any subsequent payments made to LANDLORD that are not in the form of certified funds shall be considered unpaid and in default until such time as certified funds are properly received. LANDLORD reasonably assumes that TENANT fully understands the potential criminal penalties and legal consequences associated with issuing a check that TENANT knows is drawn on insufficient funds and is submitted with the intent to defraud a creditor.

C. ADDITIONAL RENT: All charges for dishonored payments shall be payable when incurred. **Payments will be applied to outstanding charges in the order.** Any unpaid charges or fees owed by TENANT, including but not limited to notice fees, eviction attempt fees, attorney fees, repair costs, utility bills, landscaping/pool maintenance bills, and CIC fines, will become due at the start of the month following the date TENANT is billed. TENANT'S failure to pay the full amount due for any period may lead to the initiation of eviction proceedings. LANDLORD'S acceptance of any late fee or dishonored check fee shall not constitute a waiver of TENANT'S default, nor an extension of the rent due date. LANDLORD retains the right to pursue any other rights and remedies available under this Agreement or as permitted by law.

8. **SECURITY DEPOSITS:** Upon execution of this Agreement,

TENANT's Name: _____ TENANT's Name: _____

TENANT's Name: _____ TENANT's Name: _____

shall deposit with ☐ LANDLORD ☐ BROKER as a Security Deposit the sum stated in paragraph 5. **TENANT shall not apply the Security Deposit to, or in lieu of, rent.** At any point during the term of this Agreement and upon termination of the tenancy by either Party for any reason, LANDLORD may apply the Security Deposit to cover amounts owed to LANDLORD under this Agreement. If the tenancy is terminated before the initial term specified in Paragraph 3, or if TENANT fails to provide proper notice of termination, it shall be considered a default in rent payment for the remainder of the lease term, which may be deducted from the Security Deposit. In accordance with NRS 118A.242, LANDLORD shall provide TENANT with a written, itemized statement detailing the disposition of the Security Deposit within 30 days after the premises are surrendered. TENANT agrees to provide LANDLORD with a forwarding address upon termination of the tenancy to avoid delays in receiving the statement and refund. Within 30 days following termination of this Agreement, the TENANT identified in this paragraph will receive any remaining deposit (if applicable). If damage to the Premises is caused by TENANT or TENANT's family, agents, or visitors, LANDLORD may apply the deposit funds toward repairs, but is not limited to this amount, and TENANT remains responsible for costs. (In addition to the above, to be refundable, property must be professionally cleaned to include carpets and all hard surface flooring including tile and grout.) TENANT ☐ is required ☐ is NOT required to furnish receipts for licensed professional cleaning services to LANDLORD.

Property _____

Owner's Name _____

Owner's Name _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

1 **9. CONDITION OF PREMISES:** TENANT agrees that they have inspected the Premises, including the grounds,
2 buildings, and improvements, and acknowledges that, at the time of this Lease Agreement, the Premises are in
3 good order, well-maintained, safe, clean, and habitable condition.
4

5 **10. TRUST ACCOUNTS:** BROKER shall retain any interest earned on Security Deposits, if applicable, to cover
6 administration and bookkeeping fees.
7

8 **11. EVICTION COSTS:** TENANT shall incur an administrative fee of \$ _____ per eviction attempt to cover the costs
9 of eviction notices and proceedings. TENANT will be charged for the service of legal notices and all associated fees
10 based on the actual costs incurred.
11

12 **12. CARDS AND KEYS:** Upon commencement of the Contract, TENANT shall receive the following:

13 _____ Door key(s) _____ Garage Transmitter/Fob(s) _____ Pool Key(s)
14 _____ Mailbox key(s) _____ Gate Card/Fob(s) _____ Other(s) _____
15 _____ Laundry Room key(s) _____ Gate Transmitter/Fob(s) _____ Other(s) _____

16 TENANT shall pay a key deposit (if applicable) in the amount specified in paragraph 2 upon signing this Agreement.
17 The key deposit will be refunded within 30 days of TENANT returning all cards and/or keys to LANDLORD or
18 LANDLORD's BROKER/DESIGNATED PROPERTY MANAGER.
19

20 **13. CONVEYANCES AND USES:** TENANT shall not assign, sublet, or transfer their interest, in whole or in part,
21 without prior written consent from LANDLORD. The Premises shall be used and occupied solely by TENANT and their
22 immediate household members as a private single-family residence. Neither the Premises, nor any part of the Premises
23 or yard, shall be used during the term of this Lease for any business, profession, or trade, or for any purpose other than
24 as a private single-family residence. TENANT shall adhere to all health and sanitation laws, ordinances, rules, and
25 regulations set forth by relevant governmental authorities and Homeowner's Associations, if applicable, regarding
26 the Premises. TENANT understands and acknowledges that they are prohibited from accessing the attic, crawl
27 space, roof, under the home, or any other area not designated as living space or intended for tenant use. TENANT
28 shall not engage in wasteful actions, cause excessive noise, create a nuisance, or disturb others.
29

30 **14. OCCUPANTS:** The number of occupants in the Premises shall be limited to _____ persons and used
31 exclusively for housing, with no other purpose permitted. TENANT represents that the following individual(s) will
32 reside in the Premises:
33 _____
34 _____
35

36 **15. GUESTS:** The TENANT agrees in no event shall any guest remain on the Premises for more than _____ days.
37

38 **16. UTILITIES:** TENANT shall promptly connect all utilities and services to the Premises upon the start of the lease.
39 TENANT is responsible for paying all utilities and other charges related to the individual rented Premises when due.
40 Responsibility is indicated as (T) for TENANT and (O) for OWNER:

41 Electricity _____ Trash _____ Trash Can Rental: _____ Phone _____
42 Gas _____ Sewer _____ Cable _____ Other _____
43 Water _____ Septic _____ Association Fees _____ Other _____
44
45

46 a. TENANT is responsible to connect the following utilities in TENANT'S name: _____
47 _____

Property _____
Owner's Name _____ Owner's Name _____
Tenant _____ Initials _____ Tenant _____ Initials _____
Tenant _____ Initials _____ Tenant _____ Initials _____

b. LANDLORD will keep the following utilities connected in LANDLORD's name and will bill TENANT is responsible for connection fees and usage charges for the entire term of the lease: _____

c. No extra phone or cable lines, outlets, or satellite dishes may be installed on the Premises without the LANDLORD's written approval. If the LANDLORD grants approval, the TENANT will be responsible for all expenses related to additional lines, outlets, or dishes. The TENANT must also remove any satellite dishes and return the Premises to its original state upon the termination of this Agreement.

d. If an alarm system is present on the Premises, the TENANT may contract with an alarm service provider company and will be responsible for all costs related to the service.

e. The TENANT shall not fail to meet any obligations to a utility provider for services at the Premises. The TENANT must provide proof that all utilities serving the Premises have a zero balance at move-out.

f. Other: _____

17. PEST NOTICE: The TENANT understands that various pests, including rodents, insects, and other species, exist in Southern Nevada. The area may have pests such as, but not limited to, scorpions (around 23 species, including bark scorpions, various spiders (such as black widows), bees, snakes, ants, termites, rodents like rats, and pigeons. Pest presence can differ by season and area. If the property contains pests within thirty (30) days after move-in upon request from TENANT, LANDLORD will coordinate and cover cost of initial pest control treatment. TENANT is responsible for monthly pest control costs. Additional details about pests and management can be found TENANT should reach out to the State of Nevada Division of Agriculture for providers.

18. PETS: No pets are allowed on or around the Premises at any time without LANDLORD's written consent. In the If TENANT wishes to have a pet, they must complete a formal Pet Approval Application. Should written permission be granted for occupancy of the designated pet, an additional ☐ pet deposit or pet cleaning fee ☐ in the amount _____ of \$ _____ TENANT will be required to pay the fee in advance, subject to the deposit terms and conditions aforementioned. If written permission is granted, the TENANT will be required to obtain and provide necessary To LANDLORD, written evidence that TENANT has obtained such insurance as may be available against property damage to the Premises and liability for third-party injury. The policy shall name LANDLORD and LANDLORD'S AGENT as additional insureds. A copy of the policy shall be promptly provided to LANDLORD or LANDLORD'S BROKER/DESIGNATED PROPERTY MANAGER prior to any pets being allowed within the Premises area. If TENANT obtains a pet without consent from LANDLORD, it will constitute an event of default under paragraph 21. TENANT further agrees to pay an immediate fine of \$ _____ for such unauthorized pet. LANDLORD reserves the right to approve or reject this pet, but ONLY AFTER THE ABOVE MENTIONED FINE IS PAID. Once Tenant pays the fine, TENANT may submit an Application for Pet Approval, treated as though no breach had occurred. TENANT agrees to indemnify LANDLORD against any and all liability, loss, and damages, which LANDLORD may incur as a result of any animal on the Premises, regardless of written permission granted.

19. RESTRICTIONS: TENANT shall not keep or allow to be kept in, on, or around the Premises: waterbeds, boats, Campers, trailers, mobile homes, recreational or commercial vehicles, or non-operational vehicles, except as follows:

Property _____		Owner's Name _____	
Owner's Name _____	Initials _____	Owner's Name _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____

TENANT shall not perform or allow any work on vehicles on the Premises without the explicit written consent of the LANDLORD.

20. ALTERATIONS: TENANT shall not make any alterations to Premises without the written consent of LANDLORD. Unless otherwise agreed in writing between TENANT and LANDLORD, all alterations or improvements to the Premises will become the property of LANDLORD, remain on the Premises, and be considered fixtures permanently attached to the Premises. Unless otherwise agreed in writing between TENANT and LANDLORD, TENANT shall be responsible for restoring the Premises to its original condition and removing any alterations or improvements if requested by LANDLORD or LANDLORD's BROKER/DESIGNATED PROPERTY MANAGER.

21. DEFAULT: If the TENANT fails to pay rent, fulfill any responsibility under this Agreement, or adhere to any Governing Documents (if applicable), or engages in activities prohibited by this Agreement, or violates any applicable laws or regulations, it will be deemed a default under this Agreement. In the event of default, the LANDLORD may, at their sole discretion, terminate the tenancy with proper notice. Following the default, the LANDLORD will provide an itemized statement to the TENANT outlining the amount owed, which will include any fees associated with eviction and re-letting the property. The LANDLORD reserves the right to pursue any and all legal or equitable remedies available under the law.

- a. **FORFEITURE OF SECURITY DEPOSIT – DEFAULT.** It is understood and agreed that the TENANT shall not attempt to apply or deduct any part of the Security Deposit from the final month's rent or any prior month's rent, nor use or apply any portion of the Security Deposit as a substitute for rent payment. If the TENANT fails to comply with this provision, the Security Deposit will be forfeited, and the LANDLORD may pursue recovery of the rent due as though no such deposit had been applied or deducted. For the purposes of this section, it will be assumed that a TENANT leaving the premises with unpaid rent is attempting to use the deposit to cover the rent owed. Furthermore, any deposit shall be held as assurance that the TENANT will fulfill the obligations of the Lease and shall be forfeited by the TENANT if any terms or conditions of this Lease are breached. In the event of default by the TENANT on any obligation under this Lease, which is not remedied by the TENANT within five (5) days of notice from the LANDLORD, the Security Deposit will be forfeited, and the LANDLORD may pursue any other legal, equitable, or alternative remedies available.
- b. **TENANT PERSONAL INFORMATION UPON DEFAULT.** The TENANT understands and acknowledges that if they default on the Lease Agreement, the LANDLORD may hire the services of an Attorney or Collection Agency. The TENANT also understands and acknowledges that the LANDLORD/Owner may provide the Attorney or Collection Agency with the TENANT's personal information, including but not limited to, the TENANT's social security number or other details to assist in collection efforts, and agrees to hold the LANDLORD, Broker, and Owner harmless from any liability related to the release of such personal information to these parties.

22. ENFORCEMENT: Any failure by the LANDLORD to enforce the terms of this Agreement shall not be considered a waiver of those terms by the LANDLORD. Acceptance of rent by the LANDLORD after a default shall not be interpreted as a waiver of any rights of the LANDLORD nor shall it impact any notice of termination or eviction.

- a. **ABANDONMENT.** The LANDLORD is entitled to assume, under NRS 118A.450, that the TENANT has abandoned the Premises if the TENANT is absent for a period equal to half the time between periodic rental payments, unless the rent is current or the TENANT has provided written notice to the LANDLORD of their intended absence.
- b. If, at any point during the term of this Lease, the TENANT abandons the Premises, the LANDLORD shall have the following rights: The LANDLORD may, at their discretion, enter the Premises by any means without liability to the TENANT for damages and may relet the Premises, in whole or part, for the remaining portion of the term, and

Property _____		Owner's Name _____	
Owner's Name _____	Initials _____	Owner's Name _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____

may receive and collect all rent payable from such reletting. At the LANDLORD's discretion, the LANDLORD may hold the TENANT liable for any difference between the rent that would have been due under this Lease for the remainder of the unexpired term, had the Lease remained in effect, and the net rent actually received by the LANDLORD through such reletting.

The LANDLORD may also dispose of any of the TENANT's abandoned personal property, in accordance with Nevada law, as the LANDLORD deems appropriate, without liability to the TENANT.

23. NOTICE OF INTENT TO VACATE: The TENANT shall notify the LANDLORD of their intention to vacate the Premises. **This notice must be in writing and provided to the LANDLORD before the first day of the last month of the lease term specified in Section 3 of this Agreement. Under no circumstances shall the notice be given less than 30 days before the lease term expires.** If the TENANT fails to provide such written notice, the TENANT will be considered to be holding over on a month-to-month basis until 30 days after the notice is given. During a holdover not authorized by LANDLORD, rent shall increase by _____%.

24. TERMINATION: Upon termination of the tenancy, the TENANT shall surrender and vacate the Premises and remove all of the TENANT's property. The TENANT shall return keys, personal property, and the Premises to the LANDLORD in good, clean, and sanitary condition, normal wear and tear excepted.

25. EMERGENCIES: The name, address, and phone number of the party responsible for handling maintenance or essential services emergencies on behalf of the LANDLORD are as follows: _____

26. MAINTENANCE: The TENANT shall maintain the Premises in a clean and good condition. The TENANT shall promptly report any defects or issues on the Premises to the LANDLORD. The TENANT agrees to notify the LANDLORD of any water leakage and/or damage within 24 hours. The TENANT understands that they may be held responsible for any water and/or mold damage, including the costs of remediation. TENANT shall be responsible for all

☐ **MINOR** repairs necessary to the Premises up to and including the cost of \$ _____

☐ **Home Warranty Deductible(s)**

☐ **Maintenance Copay(s)**

The TENANT agrees to pay for all repairs, replacements, and maintenance required due to the TENANT's misconduct or negligence, or that of the TENANT's family, pets, licensees, or guests, including but not limited to any damage caused by wind or rain from leaving windows open, overflow of water, stoppage of waste pipes, or any other damage to appliances, carpeting, or the Premises in general. At the LANDLORD's option, such charges shall be paid immediately or considered additional rent to be paid no later than the next monthly payment date following the repairs. The TENANT acknowledges that any minor repairs or improvements to the Property must be performed by an active, licensed, and insured contractor.

a. The TENANT shall change the filters in the heating and air conditioning systems at least once every month, at the TENANT's own expense. The LANDLORD shall maintain the heating and air conditioning systems and handle major repairs. However, any repairs to the heating or cooling system caused by dirty filters or due to TENANT negligence will be the responsibility of the TENANT.

b. TENANT shall replace all broken glass, regardless of cause of damage, at TENANT's expense.

Property _____

Owner's Name _____

Owner's Name _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

c. The LANDLORD shall be responsible for all systems, including heating, cooling, electrical, plumbing, and sewer lines. The LANDLORD shall also be responsible for any major heating, cooling, electrical, plumbing, and sewer issues that are not caused by the TENANT.

d. There _____is –OR– _____is not a landscape contractor whose name and phone number are as follows:

If a landscaping contractor is responsible for maintenance, TENANT agrees to work cooperatively with the contractor in an appropriate manner. The fact that LANDLORD provides landscaping services does not relieve the TENANT of their obligation to care for and maintain the landscaping, including any shrubs, trees, or irrigation systems, in good condition.

If landscaping services are not provided by a contractor, TENANT is responsible for the upkeep of all lawns, shrubs, and trees. This includes regular watering, mowing, tree trimming, and applying fertilizer as needed. Should the TENANT neglect to properly care for the landscaping, the LANDLORD reserves the right to hire a professional landscaping service, with all associated costs charged to the TENANT. These charges will be due immediately upon assessment.

e. There _____is –OR– _____is not a pool contractor whose name and phone number are as follows:

If a contractor is responsible for pool maintenance, TENANT agrees to interact with the contractor in a cooperative and appropriate manner. The fact that the LANDLORD provides pool maintenance services does not eliminate the TENANT's duty to ensure the pool remains in good condition.

If pool maintenance is not handled by a contractor, TENANT agrees to be responsible for maintaining the pool, if applicable. This includes keeping the water level appropriate, cleaning, sweeping, and ensuring the pool remains in good condition. Should the TENANT fail to adequately maintain the pool, the LANDLORD may hire a licensed pool service, with the actual expenses charged to the TENANT. These charges will be added to the rent and become due in the following month.

f. Smoking ____ shall or ____ shall not be allowed on or around the Premises, including any attached or detached garages, sheds, or similar structures. TENANT will be responsible for any costs associated with repairing damage or performing remediation due to unauthorized smoking within the Premises.

27. SMOKE DETECTOR AGREEMENT LANDLORD and TENANT acknowledge that the Premises are outfitted with smoke detection device(s). TENANT agrees to the following terms regarding their use and maintenance:

- a. TENANT agrees to test the smoke detector(s) within twenty-four (24) hours of moving in and to promptly notify the LANDLORD or their Agent if any detector is not functioning correctly.
- b. TENANT agrees to test the smoke detector(s) on a weekly basis by pressing the 'test' button for approximately five (5) seconds. A functioning alarm will emit a sound when the button is pressed, indicating it is operating correctly.
- c. TENANT acknowledges that the smoke detector(s) are battery-operated and accepts full responsibility for keeping the batteries in working condition at all times. If, after replacing the battery, any detector still fails to function properly or produce sound, TENANT must notify the LANDLORD or their Agent in writing immediately to resolve the issue promptly.
- d. LANDLORD and their Agent strongly recommend that TENANT provide and maintain a fully functional fire extinguisher on the Premises for safety purposes.

Property _____

Owner's Name _____

Owner's Name _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

Tenant _____ Initials _____

- e. The undersigned have read the above agreement, fully understand and agree to all of its provisions, and further acknowledge that they have received a copy of this agreement for their records.
- f. TENANT shall not, under any circumstances, remove or disable any smoke detection device(s) on the Premises.

28. ACCESS: TENANT agrees to grant LANDLORD the right to enter the Premises at reasonable times for legitimate purposes, including showing the property to prospective tenants, buyers, appraisers, insurance agents, conducting maintenance reviews, and for any other business as requested by the LANDLORD. If TENANT fails to keep scheduled appointments with vendors for necessary or required repairs, TENANT shall be responsible for any additional charges incurred, which will become due in the month following the occurrence of the charge. TENANT shall not prevent LANDLORD from exercising their right of reasonable entry to the Premises. LANDLORD has the right to enter in case of emergency and in other situations as permitted by law. LANDLORD agrees to provide TENANT with twenty-four (24) hours' notice prior to entry, except in cases of emergency.

- a. **DISPLAY OF SIGNS.** During the final thirty (30) days of this Lease Agreement, LANDLORD or LANDLORD's agent may place 'For Sale,' 'For Rent,' or similar signs on or around the Premises and enter to show the Premises to prospective buyers or tenants. TENANT also authorizes the Broker to use an electronic keybox to show the Premises during the last 30 days of the lease.

29. ASSOCIATIONS: If the Premises are part of a Common Interest Community (CIC), Homeowners Association (HOA), Planned Unit Development (PUD), condominium development ('Association'), or similar entity, TENANT agrees to comply with the Governing Documents (INCLUDING, but not limited to, Declarations, Bylaws, Articles, Rules and Regulations, or Covenants, Conditions, and Restrictions) of such community. TENANT further agrees to be responsible for any fines or penalties imposed due to non-compliance by TENANT, TENANT's family, licensees, or guests. Failure to comply with the Governing Documents shall be deemed a violation of this Agreement. Unless the Association directly bills TENANT, any fines will be considered due along with the next month's rent payment. By initialing this paragraph, TENANT acknowledges receipt of a copy of the applicable Governing Documents. LANDLORD, at their own expense, shall provide TENANT with any updates or additions to these documents as they become available. LANDLORD may, at their discretion, implement additional reasonable rules and regulations governing the use of the Premises and common areas (if applicable) with 30 days' notice to TENANT.

Init. [] Init. [] Init. [] Init. []

30. INVENTORY: It is agreed that the following inventory is now on said Premises. (Check if present)

☐ Refrigerator	☐ Intercom System	☐ Spa Equipment
☐ Stove	☐ Alarm System	☐ Auto Sprinklers
☐ Microwave	☐ Trash Compactor	☐ Auto Garage Openers
☐ Disposal	☐ Ceiling Fans	☐ BBQ
☐ Dishwasher	☐ Water Conditioner Equip.	☐ Solar Screens
☐ Washer	☐ Dryer	☐ Pool Equipment
☐ Garage Opener	☐ Gate Remotes	☐ Carpet
☐ Trash Can(s) (circle one) owner provided / trash service provided		
☐ Floor Coverings (specify type) _____		
☐ Window Coverings (specify type) _____		
_____	_____	_____
_____	_____	_____

TENANT acknowledges that appliances on the Premises are for TENANT's convenience. However, in the event of a breakdown, TENANT acknowledges that the property manager is not responsible for repairs or replacement,

Property _____	Owner's Name _____	Owner's Name _____
Tenant _____	Initials _____	Tenant _____ Initials _____
Tenant _____	Initials _____	Tenant _____ Initials _____

LANDLORD and/or the owners are not responsible for any damages to TENANT's personal property, including spoilage of food, beverages, clothing, etc., resulting from an appliance breakdown.

31. INSURANCE: TENANT _____ is **–OR–** _____ is **not** required to purchase renter's insurance. LANDLORD BROKERAGE, and DESIGNATED PROPERTY MANAGER shall be listed as additional insureds on any such policy. LANDLORD shall not be liable for any damage or injury to TENANT, or any other person, or to any property occurring on the Premises, in any part thereof, or in the common areas. TENANT agrees to indemnify, defend, and hold LANDLORD harmless from any claims for damages. TENANT understands that LANDLORD's insurance does not cover TENANT's personal property. If the Premises, or any part of the Premises, are partially damaged by fire or other causes not resulting from TENANT's negligence or willful act, or that of TENANT's family, agent, or guest, there shall be a rent abatement corresponding to the time and extent that the Premises are uninhabitable. If LANDLORD chooses not to rebuild or repair, the Lease term will end, and rent will be prorated up to the time of the damage.

TENANT acknowledges that the OWNER of the subject property either does _____ or does not _____ have homeowner's insurance. TENANT agrees to cooperate with the homeowner and their insurance company in all relevant matters. TENANT further agrees, upon written notice, to stop any actions that may negatively affect the OWNER's insurance coverage under the policy.

32. DRUG-FREE HOUSING AND GENERAL PROHIBITION OF ILLEGAL ACTIVITIES: TENANT and any member of TENANT's household, or any guest shall not participate in any criminal or illegal activities, including but not limited to, illegal drug-related activities, gang-related activities, or acts of violence on or near the Premises.

"Drug-related criminal activity" refers to the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use controlled substances, as defined in Section 102 of the Controlled Substance Act, 21 U.S.C. §802. "Acts of violence" include, but are not limited to, the unlawful discharge of firearms on or near the Premises. Any firearms on the Premises must be stored in accordance with Nevada law.

Any breach of the provisions above will constitute a significant violation of the lease agreement and provide cause for termination of the tenancy. Even a single violation of any of the addendum's terms will be considered a substantial breach and a material noncompliance with the Lease Agreement. It is acknowledged and agreed that one violation can lead to termination of the Lease Agreement. Except where otherwise mandated by law, evidence of a violation will not require a criminal conviction but will be determined based on the preponderance of the evidence.

33. ADDITIONAL RESPONSIBILITIES:

a. The TENANT may install or replace window screens at their expense. Installation of solar screens requires written approval from the LANDLORD. The LANDLORD is not responsible for maintenance of window screens.

b. Except for electric cooking devices, outdoor cooking with portable barbecuing equipment is strictly prohibited within ten (10) feet of any overhang, balcony, or opening, unless the Premises is a detached single-family home. The storage or use of barbecuing equipment is prohibited indoors, above the first floor, and within five (5) feet of any exterior building wall. Adult supervision is required at all times whenever the barbecue equipment is generating heat or in use.

c. The Premises _____ **has –OR–** _____ **has not** been freshly painted before occupancy. If not freshly painted, the Premises _____ **will –OR–** _____ **will not** be touched up before occupancy. TENANT will be responsible for the costs for any holes or excessive dirt or smudges that will require repainting.

Property _____		Owner's Name _____	
Owner's Name _____		Owner's Name _____	
Tenant _____	Initials _____	Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____

d. TENANT agrees to coordinate the transfer of utilities to the LANDLORD or BROKER/DESIGNATED PROPERTY MANAGER no less than _____ business days before vacating the Premises.

e. Locks may be replaced or re-keyed at the TENANT'S expense, provided the TENANT informs the LANDLORD and provides a workable key for each new or changed lock. The TENANT further agrees to be responsible for any and all rekeying expenses if the TENANT fails to notify the LANDLORD in advance of any such replacement, including additional labor costs.

f. The TENANT may conduct a risk assessment or inspection of the Premises for the presence of lead-based paint and/or lead-based paint hazards at the TENANT's expense within ten days after execution of this Lease Agreement. Such assessment or inspection must be conducted by a certified lead-based paint professional. If the TENANT, for any reason, fails to conduct such an assessment or inspection, the TENANT shall be deemed to have elected to lease the Premises "as is" and to have waived this contingency. If the TENANT conducts such an assessment or inspection and determines that lead-based paint deficiencies and/or hazards exist, the TENANT will notify the LANDLORD in writing and provide a copy of the assessment/inspection report. The LANDLORD will then have ten days to choose to correct such deficiencies and/or hazards or to terminate this agreement. In the event of termination under this paragraph, the Security Deposit will be refunded to the TENANT. (If the property was constructed prior to 1978, refer to the attached Lead-Based Paint Disclosure.)

g. The TENANT may display the flag of the United States, made of cloth, fabric, or paper, from a pole, staff, or in a window, in accordance with 4 USC Chapter 1. The LANDLORD may, at its discretion, with 30 days' notice to the TENANT, adopt additional reasonable rules and regulations governing the display of the flag of the United States.

h. The TENANT may display political signs in accordance with any applicable laws regulating the posting of such signs. If the Premises are located within a Common Interest Community (CIC), the TENANT must also comply with the provisions of NRS 116 and any relevant governing documents pertaining to the display of political signs. All political signs displayed must not exceed 24 inches by 36 inches in size. The LANDLORD may not display any political sign on the Premises without the TENANT's written consent. The TENANT may display as many political signs as desired, but may not display more than one sign per candidate, political party, or ballot question.

i. DANGEROUS MATERIALS. The TENANT shall not keep or store on or around the Premises any item or substance of a dangerous, flammable, or explosive nature that could unreasonably raise the risk of fire or be considered hazardous in any way.

34. CHANGES MUST BE IN WRITING: No changes, modifications, or amendments to this Agreement shall be valid or binding unless they are made in writing and signed by each Party. Such changes shall become effective after thirty days' notice to the TENANT. This Agreement represents the complete and entire understanding between the Parties and replaces any prior agreements or representations made before the date of this Agreement. There are no other promises, conditions, understandings, or agreements, whether oral or written, concerning the subject matter of this Lease Agreement.

35. CONFLICTS BETWEEN LEASE AND ADDENDUM: In the event of a conflict between the terms of an addendum and any other provisions of this Agreement, the terms of the addendum shall take precedence.

36. ATTORNEY'S FEES: In the event of any legal action or proceeding, the prevailing Party shall be entitled to recover from the losing Party all costs and expenses reasonably incurred, including, but not limited to, reasonable attorney's fees and court costs.

Property _____			
Owner's Name _____		Owner's Name _____	
Tenant _____	Initials _____	Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____

1 **37. NEVADA LAW GOVERNS:** This Agreement is executed and intended to be performed in the State of Nevada, in
2 the county where the Premises are located, and the laws of Nevada shall govern its interpretation and effect.

3
4 **38. WAIVER:** Nothing in this Agreement shall be construed as waiving any of the LANDLORD's or TENANT's rights
5 under the laws of the State of Nevada.

6
7 **39. PARTIAL INVALIDITY:** If any provision of this Agreement is held invalid or unenforceable, such ruling shall
8 not affect the validity or enforceability of the remaining provisions of this Agreement in any way.

9
10 **40. VIOLATIONS OF PROVISIONS:** A single violation by the TENANT of any provision of this Agreement shall
11 be considered a material breach and may result in the termination of this Agreement. Unless otherwise required by law,
12 proof of any violation of this Agreement will not require a criminal conviction but will be based on a preponderance of
13 the evidence.

14
15 **41. SIGNATURES:** The Lease Agreement is accepted and agreed to jointly and severally. The undersigned have read this
16 Agreement, understand, and agree to all provisions, and further acknowledge receipt of a copy of this Agreement. This
17 Agreement may be executed in multiple counterparts, electronically pursuant to NRS Chapter 719, and by facsimile
18 copies, with the same effect as if all parties had signed the same document. All counterparts and copies will be construed
19 together as one instrument.

20
21 **42. LICENSEE DISCLOSURE OF INTEREST:** Pursuant to NAC 645.640, _____
22 is a licensed real estate agent in the State(s) of _____, and has the following interest, direct
23 or indirect, in this transaction: ☐ Principal (LANDLORD or TENANT) –OR– ☐ family relationship or business
24 interest: _____.

25
26
27 **43. CONFIRMATION OF REPRESENTATION:** The Agents in this transaction are:

28
29 TENANT's Referral Company: _____
30 Agent Name: _____ Public ID# _____ License # _____
31 Address: _____
32 Phone: _____ Fax: _____ Email: _____

33
34 LANDLORD's Brokerage: _____ Broker's Name: _____
35 DESIGNATED PROPERTY MANAGER _____
36 Agent's Name: _____ Agent's License # _____
37 Address: _____
38 Phone: _____ Fax: _____ Email: _____

39
40 **44. NOTICES:** Except as otherwise mandated by law, any notice that must be provided or delivered to any party
41 involved in this Agreement shall be in writing and sent via certificate of mailing to the addresses listed below:

42
43
44 BROKERAGE: _____
45 BROKER: _____
46 DESIGNATED PROPERTY MANAGER: _____
47 Address: _____
48 Phone: _____ Fax: _____ Email: _____

Property _____
Owner's Name _____
Tenant _____ Initials _____
Tenant _____ Initials _____
Owner's Name _____
Tenant _____ Initials _____
Tenant _____ Initials _____

TENANT: _____
Address: _____
Phone: _____ Fax: _____ Email: _____

45. MILITARY PROVISION: IN THE EVENT the TENANT is, or hereafter becomes, a member of the United States of the Armed Forces on active duty, and subsequently, the TENANT receives orders for a change of station to leave the area where the Premises are located, or is relieved from active duty, retires, or separates from the military, or is assigned to military housing, then in any of these cases, the TENANT may terminate this Lease Agreement by providing thirty (30) days written notice to the LANDLORD. The TENANT must also supply the LANDLORD with a copy of the official orders or a letter signed by the TENANT's commanding officer, indicating which justifies termination under this specific clause. The TENANT will pay prorated rent for any days (he/she) occupy the premises beyond the first of the month. The Security Deposit will be promptly returned to the TENANT, provided there are no damages to the premises, as described by law.

46. FORECLOSURE: IN THE EVENT THAT OWNER DEFAULTS AND PREMISES IS SUBJECT TO FORECLOSURE ACTION:

NOTICE OF DEFAULT/FORECLOSURE. The owner must inform the Broker/Property Manager of any breaches or defaults loans, mortgages, assessments, or trust deeds. The filing of a Notice of Default by a lender or other lien holder triggers a legal foreclosure period, lasting at least three months plus 21 days. The owner authorizes the Broker/Designated Manager to notify TENANT(S) immediately and arrange to terminate the Lease Agreement if Broker/Designated Property Manager receives Any notification suggesting Owner is in any of the following: (1) failure to meet terms of loan, mortgage, assessments, or trust deed; (2) any point in the foreclosure process, including a deed-in-lieu of foreclosure; (3) failure to make any payments Related to this property; or (4) approval of a short sale contract. In this case, Owner has authorized the Broker/Designated Property Manager to negotiate termination of the Lease Agreement.

TERMS OF LEASE AGREEMENT. During any foreclosure period, the TENANT(S) shall **honor ALL CONDITIONS of the current Lease Agreement** Including the prompt payment of rent as stated in the Lease Agreement. Nevada law grants the Owner a redemption period, and the Owner remains the legal owner of record until the actual foreclosure sale.

RETURN OF SECURITY DEPOSITS. Once the TENANT(S) vacates the property, the Owner authorizes Broker/Designated Property Manager to return ALL Security Deposits (including non-refundable deposits) to the TENANT(S) with no further obligations from the TENANT(S) or Broker/Designated Property Manager. The 30-day period mandated by Nevada law for the return of the Security Deposits still applies. The property must be returned in the same condition as when the TENANT(S) Occupied the property. Upon TENANT(S) request, Broker/Designated Property Manager will try to find a new home to rent/lease/purchase for TENANT(S).

47. ADDENDA ATTACHED: Included in this Agreement are the following addenda, exhibits, documents, and other relevant information:

- A. ☐ HOA Rules and Regulations
- B. ☐ DISCLOSURE OF LEAD BASED PAINT _____
- C. ☐ Other: _____
- D. ☐ Other: _____
- E. ☐ Other: _____
- F. ☐ Other: _____

Property _____
Owner's Name _____
Tenant _____ Initials _____
Tenant _____ Initials _____
Owner's Name _____
Tenant _____ Initials _____
Tenant _____ Initials _____

1 **48. ADDITIONAL TERMS AND CONDITIONS:**

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29 **Landlord agrees to rent the Premises on the above terms and conditions.**

30

31

Property _____		Owner's Name _____	
Owner's Name _____	Initials _____	Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____

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_____ LANDLORD/OWNER OR Landlord's Authorized NRS 645 Permitted Property Manager	_____ DATE	_____ LANDLORD/OWNER OR Landlord's Authorized NRS 645 Permitted Property Manager	_____ DATE
_____ PRINT NAME		_____ PRINT NAME	

Tenant agrees to lease the Premises under the above terms and conditions.

_____ TENANT'S SIGNATURE	_____ DATE	_____ TENANT'S SIGNATURE	_____ DATE
_____ PRINT NAME		_____ PRINT NAME	
_____ TENANT'S SIGNATURE	_____ DATE	_____ TENANT'S SIGNATURE	_____ DATE
_____ PRINT NAME		_____ PRINT NAME	

Real Estate Brokers and Designated Property Managers:

A. Real estate brokers, licensees, agents, and Designated Property Managers who are not also identified as a party to the transaction under paragraph 42 are not considered parties to this Agreement between Landlord and Tenant.

B. Agency relationships are confirmed in paragraph 43 .

Property _____		Owner's Name _____	
Owner's Name _____		Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____
Tenant _____	Initials _____	Tenant _____	Initials _____