

Renters Place, LLC
7170 South Braden Avenue, #140 • Tulsa, OK 74136
(918) 728-8080

Lease Agreement

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, [REDACTED]
the undersigned resident(s) and us, the owner/agent: Renters Place, LLC and
[REDACTED] (Owner)

You've agreed to rent the property located at:

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed. In consideration of their mutual agreement to the following terms, conditions, and covenants, the Owner/Owner's Broker leases to Tenant and Tenant leases from Owner/Owner's Broker the above described Premises.

1.2 TERMS, CONDITIONS AND COVENANTS

1. TERM. This Lease commences on [REDACTED] and expires on [REDACTED]. Any extension of the "Expiration Date" must be mutually agreed upon in writing prior to the "Expiration Date." Tenant agrees to give Owner/Owner's Broker written notice of intent to vacate the property, or request to extend the lease, at least thirty (30) days, but no more than forty-five (45) days prior to the "Expiration Date" (Service members Civil Relief Act (SCRA) requires that a military service member be able to terminate certain lease agreements, see the You Need to Know Lease Pamphlet for additional information). At the end of the term stated above the tenancy will automatically convert to a month to month tenancy if no other action is taken.

1.3 RENTS AND CHARGES

1. RENT. Rental Rate shall be \$ [REDACTED] per month and is payable in advance on the first day of each and every calendar month and shall be paid To Renters Place, LLC 7170 S. Braden# Tulsa, OK 741372. All rent is to be paid via the online tenant portal or through a local Cash Pay Location. Payments made in person or via mail will be assessed a \$20 processing fee.

2. Prorated rent equals \$ [REDACTED] and is payable on or before [REDACTED].
3. Renewal: All rents will be subject to a 3% annual increase. A renewal inspection will also be done for a fee of \$50. If the tenant does not renew their lease for another set term the lease will convert to a month to month status. A \$25 fee per month will be assessed to remain in month to month status.
4. Late Payment of Rent Fee. Any rent payment that is not received by the Broker by 11:59 p.m. on the 5th day of the month it is due will be assessed a late fee of \$50. Total amount of late rent and late fee is to be paid by money order, cashier's check or other certified funds. In addition to this a posting/ mailing fee of \$50 will be assessed to the tenant's account. This is to cover the cost of posting the notice to the property and the certified mailing fee.
 - Late Fee: \$50
 - Certified Mailing Fee: \$15
 - Door Posting Fee: \$35
5. Deductions from Rent. Deductions made from rent without written permission from Owner/Owner's Broker will be considered as unpaid rent and will subject Tenant to a late fee.
 - Dishonored Checks. In the event that Tenant's check is returned by the bank for any reason (insufficient funds, stopped payment, etc.), Tenant agrees:
 - To replace the returned check with certified funds within twenty-four (24) hours. Dishonored checks will not be re-deposited.
 - To include payment of \$50 dishonored check charge with the replacement certified funds along with applicable late charges If Tenant has a second dishonored check, Tenant shall pay all further rents with cashier's check or money order.
 - Five Day Notice to Evict. In the case of non-payment of rent or tendering a dishonored check, a five-day (5) notice to "move or suffer eviction" shall be given as allowed by law.
6. Legal Notices: If the Lessee is found in default of paying rent or other fees and a collection funds process is started the tenant will pay an additional 40% collection cost in addition to all legal fees associated with the collection process.

1.4 SECURITY DEPOSIT

- SECURITY DEPOSIT. Tenant shall deposit with Owner/Owner's Broker a Security Deposit in the amount of \$ [REDACTED] upon execution of this Agreement, of which \$200 will be non-refundable and payable to the Broker to cover tenant portal access, periodic inspections, 24- hour maintenance and administrative cost. This Security Deposit shall secure the performance of Tenant's obligations hereunder including leaving the Premises in the same condition as they were received, normal wear and tear excepted. Tenant shall provide Owner/Owner's Broker a written list of defects

and/or items in need of repair within two weeks of occupancy. Owner/Owner's Broker may, but shall not be obligated to apply the security deposit or any portion thereof to Tenant's obligations hereunder. Any balance remaining upon termination shall be returned to Tenant within thirty (30) days of both the Tenant giving written request for the return of the deposit and the Tenant giving possession of the Premises to the Owner/Owner's Broker. Tenant shall NOT have the right to apply the Security Deposit for payment of rent during the tenancy. If any money is withheld from the deposit, the Owner/Owner's Broker shall provide Tenant with an itemized list of expenses withheld. Owner/Owner's Broker shall deposit the Security Deposit in an FDIC insured escrow account. The account may bear interest, which shall be payable to Owner/Owner's Broker in consideration of the cost and burden of maintaining the escrow account. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees. Tenant should provide the Broker/Owner with a written list of defects within 2 weeks of occupancy. The Broker/Owner will do a move-in inspection with photo documentation prior to tenant occupancy. Other tenant related move-out fees are:

- a) Move out cleaning fee: \$150 A minimum fee of \$150 will be charged for cleaning. This is the base fee. If the home is extraordinarily dirty or if the appliances and bathrooms need extra attention this fee will be increased
- b) Carpet Cleaning: A minimum fee of \$30 per room will be charged to clean the carpets upon move out. You cannot clean the carpets yourself. They must be professionally cleaned. You can avoid this fee if you provide a receipt from a professional carpet cleaning company.

6.5 KEYS AND LOCKS

You will be provided the following keys:

- Front door, Back door and Garage
- All dead bolts, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in. You shall be liable for the entire cost all of key and lock replacements.
- Tenant shall not change the locks or add a deadbolt lock without our written consent. All keys must be returned to us when you vacate the unit. You will be charged \$150 for the cost of new locks and keys that are not returned.

2.1 POSSESSION OF PREMISES

Tenant acknowledges that the statements and material representations made on Tenant's signed application, which is hereby incorporated by reference, have been relied upon by Owner/Owner's Broker, the falsity of which, in whole or in part, shall constitute a breach of this lease entitling Owner/ Owner's Broker at Owner's/Owner's Broker's option, to terminate the lease and repossess the premises. This lease is further conditioned upon

Owner/Owner's Broker securing possession of the premises from the existing Tenant, if any, by the commencement date hereof. In the event Owner or Owner's Broker is unable to deliver possession of the premises to Tenant for any reason, including, but not limited to, failure of previous Tenant to vacate Premises or partial or complete destruction of the Premises, Tenant shall have the right to terminate this Agreement. In this event, Owner's or Owner's Broker's liability shall be limited to the return of all sums previously paid by Tenant to Owner/Owner's Broker except application processing fee, if any.

2.2 LEGAL USE

Tenant shall use the Leased Premises only for residential purposes and for no other purpose. Operating a business including daycare, from this Property is prohibited. Tenant shall not use, nor permit the use of anything in the Leased Premises (i) which would violate any of the agreements in this Lease, (ii) for any unlawful purpose or in any unlawful manner, or (iii) that would substantially increase cost of the Landlord's insurance. Tenant shall comply with City Code and Ordinances, City, State and Federal Regulations and Laws. Tenant shall pay any cost incurred by Owner/Owner's Broker due to Tenant's violation of the Code, Regulations, Ordinances and Laws and Tenant's violation shall constitute a breach of this Lease Agreement.

2.3 NON-SMOKING

Tenant agrees that smoking in the premises is not permitted and should smoke damage occur due to Tenant, Tenant's employees, or Tenant's visitors smoking within the dwelling, Tenant agrees to pay the cost of having premises painted, walls washed, interior deodorized and carpets and draperies professionally cleaned, and any other cost to repair smoke damage. If, after move in, smoking occurs, an eviction notice may be issued.

2.4 ANIMALS

1. Tenant shall not keep pets of any kind (except trained service dogs) on the Premises without prior permission from the Owner/Owner's Broker. If permission is granted, Tenant agrees to pay the cost of having the Premises treated, if needed, by a professional exterminator and carpets professionally cleaned at the termination of occupancy, and Tenant agrees to maintain the pet on the Premises only so long as permitted by Owner/Owner's Broker. If, after move in, a pet is acquired without written permission of Owner/Owner's Broker an eviction notice may be issued as well as fine in the amount of \$500. All pets are subject to a pet fee of \$20 per month and a one time pet fee of \$150. The following breeds are allowed with an additional fee of \$100 per pet (\$250 total): Doberman Pinschers, German Shepherd, Great Dane, Siberian Huskies. The following breeds are not allowed: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, Presa Canarios, Chows, Akitas, Wolf-Hybrid, Mastiffs, Cane Corsos, Alaskan Malamutes, Pit Mix of any kind. Tenant has complete responsibility and liability for the actions of their animals. If your pet bites someone the owner assumes no responsibility or liability for the tenant's negligence.

2.5 UTILITIES

Unless paid by Owner utilities must be in Tenant's name on the day of occupancy by the tenant. Utilities shall not be turned off until the Tenant has notified Owner/Owner's Broker of move out date, vacated the property, turned in the keys and has fulfilled all obligations of this Lease Agreement. A fee of \$50 per utility will be charged in addition to actual utility cost if the tenant does not put utilities into their name.

2.6 OCCUPANTS

1. Premises shall be occupied only by the persons listed on the lease or listed in the application. Occupancy by anyone other than those listed for more than fourteen (14) consecutive nights shall constitute a breach of this Agreement unless prior consent is given in writing by Owner/Owner's Broker.
2. MULTIPLE TENANTS OR OCCUPANTS. Each Tenant(s) is jointly and individually liable for all Lease Agreement obligations, including but not limited to rent monies. If any Tenant(s), guests, or occupant violates the Lease Agreement, all Tenant(s) are considered to have violated the Lease Agreement. Landlord's requests and notices to any one Tenant(s) constitute notice to all Tenant(s) and occupants. Notices and requests from any one Tenant(s) or occupant (including repair requests and entry permissions) constitute notice from all Tenant(s). In eviction suits, each Tenant(s) is considered the agent of all other Tenants in the Premise for service of process

3.1 CONDITION OF PREMISES AND ALTERATIONS

Except in the event of an emergency, no repairs, decorating or alterations shall be done by Tenant without Owner's/Owner's Broker's prior written consent. Tenant shall notify Owner/ Owner's Broker in writing of any repairs or alterations contemplated. Tenant shall hold Owner and Owner's Broker harmless as to any mechanic's lien recordation or proceeding caused by Tenant and Tenant agrees to indemnify Owner and Owner's Broker in the event of any claim or proceeding. Tenant agrees that all improvements installed in and on the Premises, including landscaping (bushes, shrubs, ground cover, trees, and flowers) shall, at the option of Owner/ Owner's Broker, remain with the Premises upon termination of the Lease at no cost to Owner or Owner's Broker. A \$150 per room fine will be assessed for any rooms painted without written consent of the Broker.

3.2 MAINTENANCE AND REPAIRS

A. Owner agrees to maintain the dwelling, all appliances furnished, mechanical equipment, plumbing and electrical facilities in or on the Premises at the commencement of this Lease. Washer/Dryer/ Fridge are not warranted appliances. If present the tenant may use these items but they will not be replaced if they stop working.

- B. Tenant agrees to be responsible for repairs needed due to misuse.
- C. Tenant agrees to notify Owner/Owner's Broker promptly in the event repairs are needed.
- D. Unless otherwise agreed to in writing, tenant agrees to keep and maintain the property in good condition to include all yard maintenance.
- E. All maintenance request should first be done through the online tenant portal.
- F. Work orders are assigned to a vendor as soon as they are received. Non- emergency items often require the approval of the owner prior to work completion. The following items are considered emergency items.
- Plumbing Emergency - Flood, broken pipe, uncontained. sewer backup.
 - No heat and temperature below freezing
 - Roof leak causing interior damage
 - Garage door not opening/closing causing a security issue
- G. Maintenance is always a priority for us. Most of our technicians and vendors work from 8am - 5pm, Monday- Friday, just like you. It is not always feasible for the tenant to be present when work is being completed. If we deem the repair to be an emergency we will enter the house immediately to make the repairs. If you make it a requirement to be present for normal maintenance repairs the following charges will apply:
- Scheduled Maintenance appointment: \$50
 - After Hours Appointment: \$75
 - Weekend Appointment: \$100
 - Missed Appointment by Tenant: \$100
 - These charges will not apply to an emergency situation

3.3 RIGHT OF ENTRY AND INSPECTIONS

1. Owner and Owner's Broker, shall have the right to enter the Premises and tenant agrees to allow entry to workman, contractors or other authorized persons in cases of emergency and to make necessary or agreed repairs, or service. Owner or Owner's Broker shall also have the right to show the Premises: a) to prospective purchasers during the term of this agreement b) to representatives of mortgage lenders and appraisers c) or upon written notice by either Owner or Tenant that this agreement will not be extended beyond the expiration date the Owner or Owner's Broker shall have the right to market the property, including placing a sign on the property, place media advertising, and have access to show the interior/exterior of the property to prospective tenants. Tenant agrees to allow showings of the property after tenant has given 30 day notice to the Broker. Failure of the tenant to allow the showing of the property after notice shall result in a charge equal to one months rent which may be retained from funds held for Security Deposit.

Except in cases of emergency entry shall be made only during normal business hours, and not less than one (1) day prior notice shall be given to Tenant. Notwithstanding the provisions of Paragraph 4.4 below, for the purpose of entry and inspection, notice may be posted on the Premises.

3.4 APPLICATION OF FUNDS

1. Money paid by Tenant shall be applied in the following order:
 - A. Maintenance charges due in accordance with the Owner/Owner's Broker Tenancy Guidelines;
 - B. Late charges, dishonored check charges, or trip charges;
 - C. Past due utilities;
 - D. Unpaid security deposits;
 - E. Attorney fees, Processor fees, and Court Costs;
 - F. Past due rent, oldest month to newest;
 - G. Current rent.

3.5 HOME OWNER'S ASSOCIATION

The Tenant agrees to read and abide by the Homeowner's Association Rules and Regulations. Tenant agrees to pay, upon demand, any fines levied upon Owner for Tenant's violation of the association rules and regulations. Tenant is responsible for maintaining working light bulbs in front/rear porch and carport light fixtures.

3.6 ASSIGNMENT AND SUBLETTING

No portion of the Premises shall be sublet nor this Agreement assigned. Any attempted subletting or assignment by Tenant, at the option of the Owner, shall be a breach of this Agreement.

3.7 INSURANCE

Limited Liability

All personal property located or stored on the Premise shall be kept and stored at the Tenant's sole risk. If any damage occurs to the property or a guest is injured on the leased premises, the tenant can be held personally responsible for the injury and damages. Tenant understands and agrees that neither the Owner, Owner's Broker and any representative of the Owner shall maintain insurance coverage for the Tenant's personal property and personal liability, as the procurement and maintenance of such coverage is the sole responsibility of the Tenant. Further, the property owner's insurance does not cover damage to a tenant's personal property or personal liability. It is agreed that Owner carries insurance for its protection and that the Tenant is not a beneficiary of such insurance. Tenant shall be responsible to Renters Place/Owner for all costs of repair for damages as stated herein and within this agreement regardless of insurance that Owner may carry. Renters Place/Owner shall hold tenant liable for any damages caused by tenant, its occupants or guests. It is the agreed intent of this Agreement (to the greatest extent allowed by law) that Renters Place/Owner shall not be liable for personal injury or for damage to or loss of tenants personal property unless caused by gross negligence of Renters Place/Owner, its agent, management, or assigns. It is specifically mutually agreed that Renters Place/Owner shall not be liable for any damages (personal injury or

to property) directly or indirectly caused by any other occupant, tenant, resident or guest. Tenant agrees to hold harmless Renters Place/Owner for any all damages sustained as a result of another tenant. Renters Place/Owner shall not be liable to tenant for any type of damages from fire, flood, water leaks, theft, rain, hail, ice, snow, smoke, structural problems, environmental issues, toxins, mold or mildew, or contamination left by prior tenants, explosions, interruptions of utilities, acts of God or negligent behavior of Renters Place/Owner or its agents, unless such injury or damage is caused by gross negligence of Renters Place/Owner or its agent.

Required Coverage

Tenant shall be obligated to maintain property damage liability insurance in the amount of One Hundred thousand dollars (\$100,000) for damage to Owner's and third party's property with the provisions covering at least perils of fire, explosion, sewer backup, smoke and accidental water discharge. Property Manager shall be named as an additional insured or listed as an Interested Party on the tenant's policy and shall expressly provide that any interest of same therein shall not be affected by any breach by you of any policy provisions. Further, all insurance policies shall expressly provide that no less than thirty (30) days' prior written notice shall be given to us in the event of a material alteration to or cancellation of the policy. A responsible, duly licensed carrier or carriers reasonably acceptable to Renters Place shall write such policy and shall not be contributing with and not excess of coverage, which Renters Place or Owner may carry. If for any reason, the policy or policies is canceled and/or does not provide proper evidence of insurance, Renters Place reserves the right to force place tenant insurance, waiver or participate in Tenants Benefit Package for the tenant at the tenant's expense for any premiums, fees, charges associated with such forced placement and coverage. The tenant agrees that Renters Place shall have the right and authority (without, however, any obligation to do so) to procure insurance, which charges shall be payable by tenant immediately upon notice and tenant further agrees that you have accepted the information about the insurance from the lease agreement. Renters Place and Owner require that tenant secure renters, tenants or property damage liability insurance to protect against all the above occurrences or obtain a waiver or participate in available Renters Place Tenant Benefit program. Renters Place strongly suggests and recommends that tenant obtain additional insurance to protect its own belongings and personal liability.

Disclaimer

Renters Place reserves the right and full authority to make changes, amend, modify or cancel coverage's, limits, waivers, requirements, cost and the policy at any time. Renters Place reserves the right and full authority to modify the types of insurance policies, coverage's and amounts of coverage that tenants are required to maintain for the leased premises, and the tenant shall agree to comply with any such changes at that time.

Oklahoma: Any person who knowingly and with intent to injure, defraud or deceive any insurer, makes a claim for the proceeds of an insurance policy, containing false, incomplete or misleading information is guilty of a felony.

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General Clauses

4.1 ATTORNEY'S FEES

In the event legal action or proceeding is brought by either party to enforce any part of this Lease Agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fees and costs to be set upon application to the court.

4.2 NOTICE BY RESIDENT

Notice to Owner may be served to Owner's Broker at the following address: 7170 S. Braden Ave #194 Tulsa, OK 74136 or by email to info@rentersplace.com. Owner's Broker is authorized to accept legal service on behalf of Owner. Any notice provided for or permitted by this Lease to be given by one party to the other, may be given sufficiently for all purposes in writing, mailed as certified United States mail, postage prepaid, addressed to Owner's Broker (or Tenant) to be notified at Owner's Broker's (or Tenant's) address as set forth herein in writing, or delivered personally to Owner's Broker (or Tenant), and shall be deemed conclusively to have been given on the date of the mailing or personal delivery.

4.3 SURRENDER

1. Tenant agrees that upon vacating the premises to surrender the Premises and all fixtures and equipment of Owner therein in good, clean and operating condition, ordinary wear and tear excepted. Tenant shall at the time of vacating the premises, thoroughly clean the Premises, including, but not limited to, all appliances, removal of all trash from the Premises and shall pay for the cost of Owner/Owner's Broker having the carpet professionally cleaned. Further, upon vacating the Property, Tenant shall secure the property and, immediately deliver all keys and garage door openers, if any, to Owner/Owner's Broker. If the cleaning and removal of trash is not accomplished by Tenant, action deemed necessary by Owner/Owner's Broker to accomplish same may be taken by Owner/Owner's Broker at Tenant's expense. If Tenant fails to secure the Property and return all keys and garage door openers (if any), Tenant agrees to pay any cost incurred by the Owner/Owner's Broker to secure the Property including any repairs for damage to the Property as the result of the Tenant's failure to secure the Property, and/or replace keys, locks and garage door openers. All property will be cleaned and carpet cleaned at tenant's expense after move out.

4.4 BREACH

1. In the event of default by any Tenant, each and every remaining signatory shall be liable for timely payment of rent and shall be bound by all the terms, conditions and covenants of this Lease Agreement whether or not in actual possession of the Premises.

Should Tenant neglect or fail to perform and observe any of the terms of this Lease, Owner/Owner's Broker shall give Tenant written notice of the breach, delivered to Tenant personally or mailed by certified mail, requiring the Tenant to immediately remedy the breach or vacate the Premises on or before a date at least fifteen (15) days after date of the notice (except in the event the breach is for failure to pay rent in which case the five (5) day statutory notice shall apply). If Tenant fails to comply with the notice, the Owner/Owner's Broker may declare this Lease terminated and institute action to evict Tenant from the premises without limiting the liability of Tenant for rent due or to become due under this Lease. In the event of a breach of this Agreement or eviction of Tenant for breach of this Agreement, Tenant agrees to pay Owner/Owner's Broker for all losses incurred as the result of the breach and/or eviction, including, but not limited to attorney's fees, late fees, rent, advertising costs, cleaning, painting, repairs, landscaping, etc., and re-letting expense of 200% of one month's rent.

2. If tenant is unable to complete the entire term of the lease the tenant may contact the office and pay the lease break fee. The process and the fees are as follows: a) Provide a full 30- day notice of intent to vacate, b) Pay one additional full month rent for the month as the lease break fee c) forfeiture of the entire security deposit d) continue to pay for utilities and rent until the property has been leased or the lease term expires e) Pay the re-letting fee of 100% of one full month's rent. This does not relieve the tenant from paying for any additional damages to the property above and beyond these cost.

2. Military Personnel Clause

You may terminate the Lease Contract if you enlisted or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination, 30 (thirty) days prior to the termination date. You must provide us proof that you qualify for this limited exception.

4.5 WAIVER BY OWNER

The waiver by Owner/Owner's Broker of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by the Owner/Owner's Broker of the rent with the knowledge of any violation of a covenant or condition hereto shall not be deemed a waiver of the breach. No waiver by Owner/Owner's Broker of the provisions herein shall be deemed to have been made unless expressed in writing and signed by Owner or Owner's Broker.

4.6 DISCLOSURE

A. Fair Housing. Owner, Owner's Broker and Tenant acknowledge and agree that Owner/Owner's Broker shall lease the premises to the Tenant without regard to sex, race, religion, color, handicap, familial status, or national origin.

B. Disclosure(s). Owner, Owner's Broker and Tenant acknowledge and agree any additional disclosures required by this lease or law, shall be as indicated in contract

documents attached to this lease

4.7 MEDIATION

Any dispute arising between the Tenant and Owner/Owner's Broker with respect to the Contract, shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the parties may pursue legal remedies as provided by the Contract.

4.8 ENTIRE AGREEMENT

1. This Lease Agreement constitutes the entire Agreement between the parties, and no promises or representations, other than those contained herein, have been made by Owner or Owner's Broker. Any modifications to this Agreement must be in writing and signed by Owner or Owner's Broker and Tenant.

4.10 ADDITIONAL TENANT RULES

- Resident shall not display any signs, exterior lights, or markings. No awnings or other projections shall be attached to the outside of the building.
- Entrances, walks, lawns, and driveways shall not be obstructed or used for any purpose other than ingress and egress.
- Resident shall keep electricity, water and gas to the premises at all times. Utilities must remain on for 72 hours following complete move out by the tenant. This will allow for a complete inspection of the property. If utilities are off tenant will be charged \$200.
- Resident shall exercise reasonable care to prevent freezing of pipes during cold weather. Resident must disconnect all hoses during the winter months from the exterior of the property.
- Parking: Non-operative vehicles are not permitted on premises. Any such non-operative vehicle may be removed by Management at the expense of the Resident owning same, for storage or public or private sale, At Management's option, and Resident owning same shall have no right of recourse against Management therefor.
- Storage: No goods or materials of any kind or description which are combustible or would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulation, may be taken or places in a storage area of the residence itself. Storage in all such areas shall be at Resident's risk and Management shall not be responsible for any loss or damage.
- Walls: limited nails, screws, or adhesive hangers except standard picture hooks, shade brackets, and curtain rod brackets may be placed in walls, woodwork, or any part of

residence. Tenant is responsible for all nail holes, which may include patching and painting.

- Guests: Resident shall be responsible and liable for the conduct of his/her guests. Acts of guest in violation of this agreement or Management's rules and regulation may be deemed by Management to be a breach by Resident.
- Noise: All radios, TV's, CD players, etc. must be turned down to a level of sound that does not annoy or interfere with neighbors.
- Resident shall maintain his/her own yard and shrubbery and furnish his/her own garbage can.
- Resident's Guide: Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care, and cleanliness of the premises, for the preservation of good order or for the comfort or benefit of Residents generally.
- If the property has appliances such as a washer/dryer and refrigerator, these items are not warranted and are the responsibility of the tenant. Tenant is free to use and enjoy as long as they are in working order. Owner will not repair or replace these items.
- Tenants are responsible for checking batteries in smoke and carbon monoxide detectors. These should be checked monthly. These items may not be removed for any reason.
- Wood Floors: All furniture, chairs, etc. will have felt pads or sufficient protection to prevent scratches.
- Swimming pools, trampolines and any other attractive nuisances are not allowed on the property at any time. Tenant agrees to this and understands that the Broker or the Owner assume no liability if the tenant breaches this clause.
- Smoking is prohibited inside the residence.
- No controlled substances or drug paraphernalia or any materials used to manufacture illegal substances are allowed on the premises at any time.
- No business pursuits are allowed on premises at any time.

5.0 TENANCY GUIDELINES

RESPONSIBILITIES FOR THE CARE OF THE PREMISES: Tenant shall be responsible for the following items and for other Tenant damage not listed below:

1. Keep the Premises clean and sanitary inside and out, and in good order and condition.
2. Watering, mowing, edging, trimming shrubs and weeding flowerbeds as required for proper care and maintenance.
3. Immediately report to Owner those items needing repair.
4. Pay Owner upon demand for damage to Premises as a result of failure to report a problem in a timely manner.
5. Pay Owner upon demand for cost to repair, replace or rebuild any portion of the Premises damaged whether through act or negligence by the Tenant, Tenant's guests, or invitees.

6. Pay Owner upon demand for damage caused by rain or wind as a result of leaving windows or doors open, or lawn
7. Pay Owner if hoses left connected outside resulting in freezing damage.
8. A telephone is required and Tenant shall have telephone service within fourteen (14) days of occupancy and furnish Owner with the telephone number and notify Owner of any telephone number changes. Cell phones meet this requirement. Should it be necessary for Owner/Broker to drive to the Premises for any reason due to Tenant not having a telephone, Tenant agrees to pay a \$35 trip charge. Tenant shall also be responsible for cost of repairing telephone lines damaged by the Tenant.
9. Window Coverings: Owner shall provide window coverings/blinds on most windows. Tenant may not hang draperies or drapery hardware on any sheet rocked/painted walls. Only tension-type rods are to be used on any windows or walls where wallpaper or wood trim exists. No aluminum foil or sun screening film is permitted.
10. Security System: If your leased property contains a security system, monitoring is optional. Should you choose to have your system monitored, you will be responsible obtaining the city permit, if required, for set-up, payment of the service and payment of any false alarm penalties.
11. Antennas: No radio or television wires or antennas or satellite dishes will be allowed in or about the premises without written permission of the owner. All dishes must be attached a pole in the yard and not to the house. \$300 of the deposit will be applied to repairs and removal of a dish attached to the house.

5.1 TENANT'S RESPONSIBILITIES FOR MAINTENANCE.

Tenant shall be responsible for the following:

1. Hardwood Floors are to be maintained as follows: ALL furniture coming into contact with wood floors must have felt pads attached.
2. Changing the furnace/air-conditioner filter at least once every two (2) months.
3. Replacing burned out light bulbs, regular or fluorescent.
4. Any breakage, damage, destruction and/or soiling caused by acts of the Tenant or by Tenant's employees, agents, visitors or pets. In the event of vandalism, break-ins, or broken glass, Tenant agrees to pay all repair cost, regardless of the circumstances of breakage, unless Tenant, at Tenant's expense, supplies Owner with a copy of a police report.
5. Exterminating ants, rodents, fleas, cockroaches, spiders, and other insects and pests.
6. Use plunger on clogged toilets and drains before calling Owner.
7. Pay Owner upon demand for unnecessary workman service calls.
8. Under no circumstances is Tenant to perform any electrical, gas line, or water line repairs.
9. Tenant agrees to pay a \$35 trip charge in the event a breach of this Lease Agreement by Tenant (i.e. failure to pay rent, dishonored check, unauthorized pet, failure to maintain landscaping, etc.) requires a trip to the Premises by Owner.
10. Tenant agrees to be responsible for, at tenant's expense, stoppage of sewage facilities due to tenant's misuse of same and for broken pipes due to freezing if a water cut-off has been provided.

11. Tenant agrees that tenant will properly operate all appliances and mechanical equipment.

SMOKE DETECTORS

Tenant agrees to test the smoke detector at least once a month. If the detector is battery powered, Tenant agrees to replace the battery as needed. After replacing the battery, if the smoke detector still does not work, Tenant agrees to inform Owner immediately in writing. If the detector is not battery powered, Tenant agrees to inform Owner immediately of any malfunction. Tenant has been instructed on the care and operation of the smoke detector and knows how to operate and care for the smoke detector.

CARBON MONOXIDE DETECTORS

Tenant is authorized to install a carbon monoxide detector. If detector is battery operated, Tenant agrees to test such detector once per month and replace batteries as needed.

MOTOR VEHICLES, BOATS, ETC.

No more than 3 motor vehicles may be kept on or near the Premises. No motor coach, trailer, camper, boat or other recreational vehicles shall be parked on or near the Premises. No commercial vehicles in excess of 3/4 ton may be parked on or near the Premises. Tenant shall not perform vehicular repairs on, in, or in front of Premises. Vehicles shall not be parked, repaired, or washed on the lawn. Vehicles leaking fluids, oil, brake fluid, transmission fluid, gasoline, and batteries shall not be allowed on the Premises. Inoperative and unregistered vehicles shall not be parked on, in, or in front of Premises. Tenant agrees to pay for towing of any vehicle that is in violation of this paragraph.

COLD WEATHER INSTRUCTIONS

The cold winter season requires special precautionary measures for maintaining the property. So that you are prepared for sudden changes that are bound to occur each year, please read carefully the following suggestions and Monitor local weather reports for freeze warnings.

1. Leave the heat on at all times. If you leave town, do not leave the thermostat under 60 degrees.
2. If temperatures of 25 degrees or lower are anticipated, open all sink and vanity cabinets in your home. This will allow warm air to circulate around the pipes. Open hot and cold faucets enough to allow the water to drip continuously.
3. All hoses must be removed from outside facets. Remember, hoses left attached will guarantee a frozen pipe!
4. Become familiar with your nearest water cut-off valve in case of emergency. You may be closer than our plumber!

WINTER LAWN CARE

Please take note if the fall proves to be very dry: All lawns and foundations must be watered in the winter as well as in the summer unless we have had excessive moisture. Be sure plants, shrubs and the foundation continue to receive water all winter

6.0 MOLD

Mold is a common problem in residential properties. Mold is never present without moisture. Mold is commonly mistaken for mildew. Mildew on your shower tile or tub is not mold. Mold can be a serious issue. If you feel like you have a mold issue please contact us immediately. Renters Place will conduct a professional mold test by an outside vendor at our expense. If the mold test is positive Renters Place will take corrective action immediately. If the mold test is negative, the tenant agrees to pay the cost of the mold test.

LEASING-ACKNOWLEDGEMENT OF DISCLOSURES

7.1 Leasing Acknowledgement of Disclosures

This is a legally binding Contract; if not understood seek advice from an attorney.

LEASING - ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

Prior to entering into Contract, the following items (as applicable) have been disclosed and/or delivered and hereby confirmed: Tenant acknowledges and confirms that the Broker providing brokerage services to the Tenant has described and disclosed their duties and responsibilities to the Tenant prior to the Tenant signing this Contract. (Applicable for in-house transactions only) Tenant acknowledges and confirms that the broker is providing brokerage services to both parties to the transaction prior to the parties signing this Contract. Tenant acknowledges receipt of Residential Leasing Property Condition Disclosure or Disclaimer Form (as applicable to residential real property improved with not less than one nor more than two dwelling units) pursuant to Title 60 O.S., Section 831-839:

Tenant has received a Residential Leasing Property Condition Disclosure Statement Form (completed and signed by the Owner/Landlord) and dated within 180 days of receipt.

Tenant has received a Residential Leasing Property Condition Disclaimer Statement Form (completed and signed by the Owner/Landlord) and dated within 180 days of receipt.

This transaction is exempt from disclosure requirements pursuant to Title 60, O.S., Section 838. Disclosure not required under the Residential Leasing Property Condition Disclosure Act.

Tenant acknowledges receipt of Lead-Based Paint/Hazards Disclosures with Appropriate Acknowledgment (if property constructed before 1978)

x Tenant has signed the “Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards” form, which has been signed and dated by Owner/Landlord and applicable Licensee(s), and has also received a copy of the Lead-Based Paint Pamphlet titled “Protect Your Family From Lead in Your Home.”

 Property was constructed in 1978 or thereafter and is exempt from this disclosure. The subject of this transaction is not a residential dwelling and does not require a disclosure on Lead-Based Paint/Hazards. Tenant acknowledges and confirms the above and acknowledges that a Landlord and Tenants You Need to Know! form has been made available to the Tenant in print, or or at www.orec.ok.gov

Owner/Landlord acknowledges and confirms that the Broker providing brokerage services to the Owner/Landlord has described and disclosed their duties and responsibilities to the Owner/ Landlord prior to the Owner/Landlord signing this Contract. (Applicable for in-house transactions only) Owner/Landlord acknowledges and confirms that the broker is providing brokerage services to both parties to the transaction prior to the parties signing this Contract. Owner/Landlord further acknowledges receipt of the Landlord and Tenants You Need To Know! form which has been made available to the Owner/Landlord in print, or at www.orec.ok.gov.

8.1 DISCLOSURE TO TENANT OF BROKERAGE DUTIES AND RESPONSIBILITIES AND SERVICES.

Duties and Responsibilities. A Broker who provides brokerage services to one or both Parties shall describe and disclose in writing the Broker’s duties and responsibilities prior to the Party or Parties signing a contract to sell, purchase, lease, option, or exchange real estate. A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one Party, or working with both Parties:

- o Treat all Parties to the transaction with honesty and exercise reasonable skill and care; unless specifically waived in writing by a Party to the transaction
- o receive all written offer and counteroffers;
- o reduce offers or counteroffers to a written form upon request of any Party to a transaction; an
- o present timely all written offers and counter offers.
- o inform, in writing, the Party for whom the Broker is providing brokerage services when an offer is made that the Party will be expected to pay certain closing costs, brokerage service costs and the approximate amount of the costs;
- o keep the Party for whom the Broker is providing brokerage services informed regarding the transaction;
- o timely account for all money and property received by the Broker;
- o keep confidential information received from a Party or prospective Party confidential. The confidential information shall not be disclosed by a Broker without the consent of the Party disclosing the information unless consent to the disclosure is granted in writing by the Party or prospective Party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be

considered confidential and shall be the only information considered confidential in a transaction: 1) that a Party or prospective Party is willing to pay more or accept less than what is being offered, 2) that a Party or prospective Party is willing to agree to financing terms that are different from those offered, 3) the motivating factors of the Party or prospective Party purchasing, selling, optioning or exchanging the property, and 4) information specifically designated as confidential by a Party unless such information is public.

- o disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- o Comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- o when working with one Party or both Parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both Parties.

Brokerage Services provided to both Parties to the transaction. The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both Parties to the transaction. This could occur when a Firm has contracted with a Owner/Landlord to lease a property and a prospective Tenant contacts that same Firm to see the property. If the prospective Tenant wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both Parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each Party. When a Broker provides brokerage services to a landlord under a property management agreement, the services provided to the Tenant by the Broker shall not be construed as creating a broker relationship with the Broker and the Tenant unless otherwise agreed to in writing; however, the Broker owes to the tenant the duties of honesty and exercising reasonable skill and care.

Broker providing fewer services. If a Broker intends to provide fewer brokerage services than those required to complete a transaction, the Broker shall provide written disclosure to the Party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other Party in the transaction is not required to provide assistance with these steps in any manner

Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each Party in a separate provision, incorporated in or attached to the contract to sell, purchase, lease, option or exchange real estate.

9.1 TENANT BENEFITS PACKAGE

Tenants Benefits Package Overview

Renters Place has developed a Tenant Benefits Package, which includes a tenant Insurance Benefit and Payment and Service Benefit for the tenant. The cost of the Tenant Benefits Package is \$19.50 per month, which shall be paid along with the tenants monthly rent payment. All terms and fee provisions of this lease agreement also apply to the Tenant Benefits Package. The Insurance Benefit cost are \$10.50 per month, Payment and Service Benefit cost are \$9.00 per month. The tenant will be billed on their statement and shall pay \$19.50 every month as one payment, which includes the Insurance Benefit and the Payment and Service Benefit. If for any reason the tenant does not pay their rent, Tenant Benefits Package fee or any other outstanding balance associated with the lease in full, then the Tenant Benefits Package for the leased premises and tenants associated with the leased premises will be considered 'not in force' and tenant shall be in breach of this lease agreement.

Payment & Service Benefit Overview

Renters Place is providing multiple payment options and locations for the benefit of the tenant. This includes no additional charges for payments in the office, ACH or check payments. Payments can be accepted at over 60 locations across the metro area for the tenant's convenience. Tenants will be provided access to an online tenant portal access for online payments, electronic statements and maintenance requests. All on-time rental payments will be reported to TransUnion for a positive credit reporting for the tenant. Tenants will receive a one-time waiver of a returned ACH or check payment fee and access to a 24/7 maintenance hotline for after hour emergencies. The Tenant Benefits Package is governed by the tenant,s lease agreement and all terms and conditions apply.

Tenant Insurance Overview

All personal property located or stored on the Premise shall be kept and stored at the Tenant's sole risk. Tenant understands and agrees that neither the Owner, Owner's Broker, nor any representative of the Owner shall maintain insurance coverage for the Tenant's personal property and personal liability, as the procurement and maintenance of such coverage is the sole responsibility of the Tenant. Further, the property owner's insurance does not cover damage to a tenant's personal property or personal liability. If any damage occurs to the property or a guest is injured on the leased premises, the tenant can be held personally responsible for the injury and damages. Renters Place has instituted a Master Tenants Policy that is included in the Tenants Benefit Package. Tenant shall procure, without an insurance application and insurance credit check, upon execution of this agreement, and shall maintain in full force at all times during the term of this Agreement, at your expense, tenants insurance provided by Renters Place. Subject to the terms, exclusions and limitations provided therein, the Renters Place master tenant's policy provides the tenant with: Tenants Legal Liability: \$100,000, Tenant Contents: \$10,000, Bodily Injury & Property Damage Liability: \$10,000 and Medical Payments: \$1,000, Deductible: \$500 / \$1000 for theft. Renters Place is the named insured of the Master Tenant Policy and the tenant shall be named as additional insured for their leased unit. The tenant's insurance will commence on the move-in date as

governed by the lease agreement. Tenants shall have access to the Master Tenant Policy and certificate of insurance at their request. Tenant legal liability coverage is for tenant-caused property damage and covered perils include: smoke, fire, water, wind, burglary, explosion, collapse, overflow, freezing pipes, and falling objects. Tenants will be responsible for contacting Renters Place for claims submissions. Tenants shall be responsible to pay any deductibles charged per incident for claims related to the leased unit. Insurance coverage will be considered 'not in force' if the tenant vacates or abandons the premises or terminates tenancy for any reason. Conditions and exclusions apply, so please review the policy for details.

Additional Insurance and Opt-Out

If the tenant chooses to purchase additional coverage to protect their own interests or property over and above the insurance benefit provided by Renters Place, the tenant can procure a renter's insurance policy at their expense. Such policy or policies shall be written by a responsible, duly licensed carrier or carriers reasonably acceptable to Renters Place. The tenant's insurance company shall deliver to us Certificates of Insurance evidencing the existence and continuation of coverage and shall name Renters Place as an additional insured and shall expressly provide that any interest of same therein shall not be affected by any breach by you of any policy provisions. Further, all insurance policies shall expressly provide that no less than thirty (30) days' prior written notice shall be given to us in the event of a material alteration to or cancellation of the policy.

Renters Place will procure tenant insurance as part of the Tenant Benefits Package and charges shall be payable by the tenant immediately upon notice without exception. Tenant insurance will commence on the move-in date of the tenant as governed by the lease agreement. If tenant chooses to Opt-Out of the Renters Place master tenant policy then all charges of the Renters Place master tenant policy associated with the Tenant Benefits Package shall be charged and payable up until the date the tenant provides proof of insurance at the tenant's expense. The tenant will be responsible for paying the insurance fee portion of the Tenant Benefit Package associated with the Renters Place Master Tenant Policy until acceptable proof of insurance and terms is delivered and accepted by Renters Place. Such policy or policies shall be written by a responsible, duly licensed carrier or carriers reasonably acceptable to Renters Place. The tenant's insurance company shall deliver to us Certificates of Insurance evidencing the existence and continuation of coverage and shall name Renters Place as additional insured and shall expressly provide that any interest of the same therein shall not be affected by any breach by the tenant of any policy provisions. Further, all insurance policies shall expressly provide that no less than thirty (30) days' prior written notice shall be given to Renters Place in the event of a material alteration to or cancellation of the policies. If for any reason, the policy or policies is canceled, Renters Place reserves the right to force place tenant insurance for the tenant at the tenant's expense for any premiums, fees, charges associated with such forced placement and coverage. If Renters Place has accepted the insurance requirement provided by the tenant, then tenant shall not be responsible for the insurance portion of the Tenant Benefits Package, however the tenant will still be responsible for the Payment and Service Benefit charge associated with the Tenant Benefits Package. The cost of the Payment and Service Benefit associated with the

Tenant Benefits Package is \$9.00 per month.

Insurance Disclaimer

Renters Place reserves the right to modify the types of insurance policies, coverage's and amounts of coverage that tenants are required to maintain for the leased premises, and the tenant shall agree to comply with any such changes at that time. Renters Place, Insurance Management Group and the insuring company and broker have the right and full authority to make changes, amend, modify or cancel coverage's, limits and/or the policy at any time. The Master Tenant Policy is written through Insurance Management Group, which is owned and operated by the owners of Renters Place. Tenant insurance is non-transferable to other tenants, leased units or properties. The Tenant Master Policy is in excess of any existing Renters insurance coverage available. The underwriting insurance company is responsible for all claims handling and claim decisions. Renters Place is not an adjuster and does not pay claims or make claim decisions. Oklahoma: Any person who knowingly and with intent to injure, defraud or deceive any insurer, makes a claim for the proceeds of an insurance policy, containing false, incomplete or misleading information is guilty of a felony.

The tenant agrees that Renters Place shall have the right and authority (without, however, any obligation to do so) to procure insurance, which charges shall be payable by tenant immediately upon notice and tenant further agrees that you have accepted the information about the insurance from the lease agreement and the electronic tenant handbook.

The renter shall sign and date this acknowledgment. The renter is urged to carefully inspect the subject property and, if desired, to have the property inspected by an expert. The renter acknowledges that renter has read and received a signed copy of this statement,. Note to renter: A real estate licensee has no duty to the seller or purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the seller in this disclaimer statement. The disclosure and disclaimer statement forms and the Residential Property Condition Disclosure Information Pamphlet are made available by the Oklahoma Real Estate Commission, 1915 N. Stiles Ave., Suite 200 (Denver N. Davison Building), Oklahoma City, Oklahoma 73105-4919. Visit the Commission's web site: www.orec.ok.gov Defect means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. OREC (07-2014)

Renter's Acknowledgment

The renter shall sign and date this acknowledgment. The renter is urged to carefully inspect the subject property and, if desired, to have the property inspected by an expert. The renter acknowledges that renter has read and received a signed copy of this statement. This completed acknowledgement should accompany anY offer to purchase you make on the property identified above.

Note to renter: A real estate licensee has no duty to the seller or purchaser to conduct an independent inspection of the property and has no duty to independently verify the

accuracy or completeness of any statement made by the seller in this disclaimer statement. The disclosure and disclaimer statement forms and the Residential Property Condition Disclosure Information Pamphlet are made available by the Oklahoma Real Estate Commission, 1915 N. Stiles Ave., Suite 200 (Denver N. Davison Building), Oklahoma City, Oklahoma 73105-4919. Visit the Commission's web site: www.orec.ok.gov Defect means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. OREC (07-2014)

Sign and Accept

12.1 ACCEPTANCE OF LEASE

This is a legally binding document. By Signing your name, you are consenting to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

Lessee

Lessee

Lessee

Lessor- Renters Place
OK Lic # 160768