RESIDENTIAL LEASE AGREEMENT

for

_____

(Property Address)

1. This AGREEMENT is entered into this _____ day of February, 2017 between OWNER'S Name:_____, OWNER'S Name:_____ (collectively hereinafter, "OWNER" and/or "LANDLORD") legal owner(s) of the property and TENANT's Name:_____ TENANT's Name: _____ TENANT's Name:_____ TENANT's Name: _____ (collectively, "TENANT"), which parties hereby agree to as follows:

2. PREMISES: LANDLORD hereby leases to TENANT and TENANT hereby leases from LANDLORD, subject to the terms and conditions of the lease, the Premises known and designated as _____ ("the Premises"). Premises Mail Box #_____, Parking Space # n/a, Storage Unit # n/a, Other n/a.

3. TERM: The term hereof shall commence on _____ and continue until _____, with a total rent of $_____, then on a month-to-month basis thereafter, until either party shall terminate the same by giving the other party thirty (30) days written notice delivered by US mail or electronic mail. (All calculation based on 30 day month), as governed by paragraph 23 herein

4. RENT: TENANT agrees to pay, without demand, to LANDLORD as rent for the Premises the total sum of _____ **per month** on the first day of each calendar month, at see page 12, section 46 # 5 "Additional Terms and Conditions" or at such other place as LANDLORD may designate in writing. Rent posts on Tenant Ledger, in advance, on the 25th day of the month.

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

	Total	Received	Balance Due
Rent: From _____, To _____	$	$ 0.00	$
Security Deposit	$	$	$ 0.00
Key Deposit	$ n/a	$ n/a	$ n/a
Lease Admin fee (non-refundable)	$ 100.00	$ 0.00	$ 100.00
Pet Deposit	$ n/a	$ n/a	$ n/a
Cleaning Deposit	$ 300.00	$ 0.00	$ 300.00
Cleaning Fee (non-refundable)	$ n/a	$ n/a	$ n/a
Additional Security	$ 0.00	$ 0.00	$ 0.00
Utility Proration	$ n/a	$ n/a	$ n/a
Sewer/Trash Proration	$ 35.00	$ 0.00	$ 35.00
Pre-Paid Rent	$ n/a	$ n/a	$ n/a
Pro-Rated Rent for _____	$	$ n/a	$
Other non-refundable rekey fee	$ 100.00	$ n/a	$ 100.00
Other _____	$	$	$
Other _____	$	$	$
TOTAL	$	$	$

6. ADDITIONAL MONIES DUE: $x,xxx non-refundable holding fee received on xx/xx/17 will convert to fully refundable security deposit at move-in.

Property _____

Owner's Name _____ Owner's Name _____

Tenant _____ Initials _____ Tenant _____ Initials _____

Tenant _____ Initials _____ Tenant _____ Initials _____

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7. ADDITIONAL FEES:

A. LATE FEES: In the event TENANT fails to pay rent when due, TENANT shall pay a late fee of $ 100.00 plus $ 10 per day for each day after 1 days that the sum was due. Such amounts shall be considered to be rent.

B. DISHONORED CHECKS: A charge of $ 50.00 shall be imposed for each dishonored check made by TENANT to LANDLORD. TENANT agrees to pay all rents, all late fees, all notice fees and all costs to honor a returned check with certified funds. After TENANT has tendered a check which is dishonored, TENANT hereby agrees to pay all remaining payments including rent due under this Agreement by certified funds. Any payments tendered to LANDLORD thereafter, which are not in the form of certified funds, shall be treated as if TENANT failed to make said payment until certified funds are received. LANDLORD presumes that TENANT is aware of the criminal sanctions and penalties for issuance of a check which TENANT knows is drawn upon insufficient funds and which is tendered for the purpose of committing a fraud upon a creditor.

C. ADDITIONAL RENT: All late fees and dishonored check charges shall be due when incurred and shall become additional rent. **Payments will be applied to charges which become rent in the order accumulated.** All unpaid charges or any fees owed by TENANT, including but not limited to notice fees, attorney's fees, repair bills, utility bills, landscape/pool repair and maintenance bills and CIC fines will become additional rent at the beginning of the month after TENANT is billed. TENANT'S failure to pay the full amount for a period may result in the initiation of eviction proceedings. LANDLORD'S acceptance of any late fee or dishonored check fee shall not act as a waiver of any default of TENANT, or as an extension of the date on which rent is due. LANDLORD reserves the right to exercise any other rights and remedies under this Agreement or as provided 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 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 time during the term of this Agreement and upon termination of the tenancy by either party for any reason, the LANDLORD may claim, from the Security Deposit, such amounts due LANDLORD under this Agreement. Any termination prior to the initial term set forth in paragraph 3, or failure of TENANT to provide proper notice of termination, is a default in the payment of rent for the remainder of the lease term, which may be offset by the Security Deposit. Pursuant to NRS 118A.242, LANDLORD shall provide TENANT with a written, itemized accounting of the disposition of the Security Deposit within thirty (30) days of surrender of premises. TENANT agrees, upon termination of the tenancy, to provide LANDLORD with a forwarding address to prevent a delay in receiving the accounting and any refund. At the termination of this agreement, the TENANT identified in this paragraph will be refunded the remaining security deposit (if any). In the event of damage to the Premises caused by TENANT or TENANT's family, agents or visitors, LANDLORD may use funds from the deposit to repair, but is not limited to this fund and TENANT remains liable for any remaining 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.) Upon request by Landlord, Tenant must furnish receipts for professional cleaning services.

9. CONDITION OF PREMISES: TENANT agrees that TENANT has examined the Premises, including the grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, good repair, safe, clean, and rentable condition.

10. TRUST ACCOUNTS: BROKER shall retain all interest earned, if any, on security deposits to offset administration and bookkeeping fees.

11. EVICTION COSTS: TENANT shall be charged an administrative fee of $ 500.00 per eviction attempt to offset the costs of eviction notices and proceedings. TENANT shall be charged for service of legal notices and all related fees according to actual costs incurred.

12. CARDS AND KEYS: Upon execution of the Agreement, TENANT shall receive the following:

_____	Door key(s)	_____	Garage Transmitter/Fob(s)	n/a	Pool Key(s) _____
_____	Mailbox key(s)	n/a	Gate Card/Fob(s)	_____	Other(s) _____
n/a	Laundry Room key(s))	n/a	Gate Transmitter/Fob(s)	_____	Other(s) _____

TENANT shall make a key deposit (if any) in the amount set forth in paragraph 2 upon execution of this Agreement. The key deposit shall be refunded within 30 days of TENANT's return of all cards and/or keys to LANDLORD or LANDLORD's BROKER/DESIGNATED PROPERTY MANAGER.

13. CONVEYANCES AND USES: TENANT shall not assign, sublet or transfer TENANT'S interest, nor any part thereof, without prior written consent of LANDLORD. The Premises shall be used and occupied by TENANT exclusively as a private single-family residence. Neither the Premises nor any part of the Premises or yard shall be used at any time during the term of this Lease for any purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence. TENANT shall comply with all the health and sanitary laws, ordinances, rules and orders of appropriate governmental authorities and homeowners associations, if any, with respect to the Premises. TENANT understands and acknowledges that they are not permitted to access the attic crawl space, roof or under the home or any other area of the property that is not considered living space. TENANT shall not commit waste, cause excessive noise, create a nuisance or disturb others.

14. OCCUPANTS: Occupants of the Premises shall be limited to _____ persons and shall be used solely for housing accommodations and for no other purpose. TENANT represents that the following person(s) will live in the Premises:

_____

_____

15. GUESTS: The TENANT agrees to pay the sum of $ 20.00 per day for each guest remaining on the Premises more than 60 days. Notwithstanding the foregoing, in no event shall any guest remain on the Premises for more than 90 days.

16. UTILITIES: TENANT shall immediately connect all utilities and services of premises upon commencement of lease. TENANT is to pay when due all utilities and other charges in connection with TENANT's individual rented premises. Responsibility is described as (T) for TENANT and (O) for Owner:

Electricity T	Trash T	Trash Can Rental: T	Phone T
Gas T	Sewer T	Cable T	Other _____
Water T	Septic n/a	Association Fees O	Other _____

a. TENANT is responsible to connect the following utilities in TENANT'S name: _____
Electricity, Gas, Water, Phone, Cable

b. LANDLORD will maintain the connection of the following utilities in LANDLORD's name and bill TENANT for connection fees and use accordingly for the entire term of the lease: Trash. Sewer. $16 charged monthly for trash bill. $21 charged monthly for sewer bill.

c. No additional phone or cable lines or outlets or satellite dishes shall be obtained for the Premises without the LANDLORD's written consent. In the event of LANDLORD's consent, TENANT shall be responsible for all costs associated with the additional lines, outlets or dishes. TENANT shall also remove any satellite dishes and restore the subject property to its original condition at the termination of this Agreement.

d. If an alarm system exists on the Premises, TENANT may obtain the services of an alarm services company and shall pay all costs associated therewith.

e. TENANT shall not default on any obligation to a utility provider for utility services at the Property. Owner does not pay for any utilities, excluding any such UTILITIES THAT ARE INCLUDED IN HOME OWNER'S ASSOCIATION DUES. TENANT must show all utilities giving service to said property have a zero balance upon move out.

f. Other: n/a

17. PEST NOTICE: TENANT understands that various pest, rodent and insect species (collectively, "pests") exist in Southern Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons. The existence of pests may vary by season and location. Within thirty (30) days of occupancy, if the Premises has pests, LANDLORD, at TENANT's written request, will arrange for and pay for the initial pest control spraying. TENANT agrees to pay for the monthly pest control spraying fees. For more information on pests and pest control providers, TENANT should contact the State of Nevada Division of Agriculture.

18. PETS: No pet shall be on or about the Premises at any time without written permission of LANDLORD. In the event TENANT wishes to have a pet, TENANT will complete an Application for Pet Approval. Should written permission be granted for occupancy of the designated pet, an additional security deposit in the amount of $ 500.00 will be required and paid by TENANT in advance subject to deposit terms and conditions aforementioned. In the event written permission shall be granted, TENANT shall be required to procure and provide to LANDLORD written evidence that TENANT has obtained such insurance as may be available against property damage to the Premises and liability to third party injury. Said policy shall name LANDLORD and LANDLORD'S AGENT as additional insureds. A copy of said policy shall be provided to LANDLORD or LANDLORD's BROKER/DESIGNATED PROPERTY MANAGER prior to any pets being allowed within the Premises. If TENANT obtains a pet without written permission of LANDLORD, such will be an event of default under paragraph 21. TENANT further agrees to pay an immediate fine of $ 1,000.00. TENANT agrees to indemnify LANDLORD for any and all liability, loss and damages which LANDLORD may suffer as a result of any animal in the Premises, whether or not written permission was granted.

(This Space Intentionally Left Blank)

19. RESTRICTIONS: TENANT shall not keep or permit to be kept in, on, or about the Premises: waterbeds, boats, campers, trailers, mobile homes, recreational or commercial vehicles or any non-operative vehicles except as follows:

n/a

TENANT shall not conduct nor permit any work on vehicles on the premises without the express written consent of the Owner.

20. ALTERATIONS: TENANT shall make no alterations to the Premises without LANDLORD's written consent. Unless otherwise agreed in writing between TENANT and LANDLORD, all alterations or improvements to the Premises become the property of LANDLORD, shall remain upon the Premises, and shall constitute a fixture permanently affixed 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: Failure by TENANT to pay rent, perform any obligation under this Agreement, or comply with any Association Governing Documents (if any), or TENANT's engagement in activity prohibited by this Agreement, or TENANT's failure to comply with any and all applicable laws, shall be considered a default hereunder. Upon default, LANDLORD may, at its option, terminate this tenancy upon giving proper notice. Upon default, LANDLORD shall issue a proper itemized statement to TENANT noting the amount owed by TENANT, including any and all fees related to eviction and reletting of the subject property. LANDLORD may pursue any and all legal and equitable remedies available.

a. FORFEITURE OF SECURITY DEPOSIT - DEFAULT. It is understood and agreed that TENANT shall not attempt to apply or deduct any portion of any security deposit from the last or any month's rent or use or apply any such security deposit at any time in lieu of payment of rent. If TENANT fails to comply, such security deposit shall be forfeited and LANDLORD may recover the rent due as if any such deposit had not been applied or deducted from the rent due. For the purpose of this paragraph, it shall be conclusively presumed that a TENANT leaving the premises while owing rent is making an attempted deduction of deposits. Furthermore, any deposit shall be held as a guarantee that TENANT shall perform the obligations of the Lease and shall be forfeited by the TENANT should TENANT breach any of the terms and conditions of this Lease. In the event of default, by TENANT, of any obligation in this Lease which is not cured by TENANT within five (5) days' notice from LANDLORD, then in addition to forfeiture of the Security Deposit, LANDLORD may pursue any other remedy available by law, equity or otherwise.

b. TENANT PERSONAL INFORMATION UPON DEFAULT. TENANT understands and acknowledges that if TENANT defaults on lease, LANDLORD or Owner may engage the services of an Attorney or a Collection Agency. TENANT understands and acknowledges that LANDLORD/Owner may give an Attorney or a Collection Agency, TENANT's personal information, including but not limited to, TENANT's social security number or any other information to aid in collection efforts and holds LANDLORD, Broker, and Owner harmless from any liability in relation to the release of any personal information to these entities.

22. ENFORCEMENT: Any failure by LANDLORD to enforce the terms of this Agreement shall not constitute a waiver of said terms by LANDLORD. Acceptance of rent due by LANDLORD after any default shall not be construed to waive any right of LANDLORD or affect any notice of termination or eviction.

a. ABANDONMENT. LANDLORD is entitled to presume per NRS 118A.450 that TENANT has abandoned the Premises if the TENANT is absent from the premises for a period of time equal to one-half the time for periodic rental payments, unless the rent is current or the TENANT has in writing notified the landlord of an intended absence.

b. If at any time during the term of this Lease, TENANT abandons the Premises, LANDLORD shall have the following rights: LANDLORD may, at LANDLORD's option, enter the Premises by any means without liability to TENANT for damages and may relet the Premises, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting. At LANDLORD's option, LANDLORD may hold TENANT liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by LANDLORD by means of such reletting.
LANDLORD also may dispose of any of TENANTs abandoned personal property, pursuant to Nevada law as LANDLORD deems appropriate, without liability to TENANT.

23. NOTICE OF INTENT TO VACATE: TENANT shall provide notice of TENANT's intention to vacate the Premises. **Such notice shall be in writing and shall be provided to LANDLORD prior to the first day of the last month of the lease term set forth in Section 3 of this Agreement. In no event shall notice be less than 30 days prior to the expiration of the term of this Agreement**. In the event TENANT fails to provide such notice, TENANT shall be deemed to be holding-over on a month-to-month basis until 30 days after such notice. During a holdover not authorized by LANDLORD, rent shall increase by 75 %.

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

25. EMERGENCIES: The name, address and phone number of the party who will handle maintenance or essential services emergencies on behalf of the LANDLORD is as follows: Heidi Rice, Rice Real Estate
8275 S. Eastern Ave #200-280, Las Vegas, NV 89123 702-574-1567 or heidi@ricerealestatelv.com

26. MAINTENANCE: TENANT shall keep the Premises in a clean and good condition. TENANT shall immediately report to the LANDLORD any defect or problem on the Premises. TENANT agrees to notify LANDLORD of any water leakage and/or damage within 24 hours of the occurrence. TENANT understands that TENANT may be held responsible for any water and/or mold damage, including the costs of remediation of such damage. TENANT shall be responsible for any **MINOR** repairs necessary to the Premises up to and including the cost of $ 100.00. TENANT agrees to pay for all repairs, replacements and maintenance required by TENANT's misconduct or negligence or that of TENANT's family, pets, licensees and guests, including but not limited to any damage done by wind or rain caused by leaving windows open and/or by overflow of water, or stoppage of waste pipes, or any other damage to appliances, carpeting or the Premises in general. At LANDLORD's option, such charges shall be paid immediately or be regarded as additional rent to be paid no later than the next monthly payment date following such repairs. TENANT acknowledges any minor repairs made to the Property must be done by an active, licensed and insured contractor.

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

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

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

d. There _____ **is –OR–** _✔_ **is not** a landscape contractor whose name and phone number are as follows:
_____

In the case of landscaping being maintained by a contractor, TENANT agrees to cooperate with the landscape contractor in a satisfactory manner. LANDLORD-provided landscaping is not to be construed as a waiver of any responsibility of the TENANT to keep and maintain landscaping and/or shrubs, trees and sprinkler system in good condition.

In the event the landscaping is not being maintained by a contractor, TENANT shall maintain lawns, shrubs and trees. TENANT shall water all lawns, shrubs and trees, mow the lawns on a regular basis, trim the trees and fertilize lawns, shrubs and trees. If TENANT fails to maintain the landscaping in a satisfactory manner, LANDLORD may have the landscaping maintained by a landscaping contractor and charge TENANT with the actual cost. Said costs shall immediately become additional rent.

e. There _____ **is –OR–** _✔_ **is not** a pool contractor whose name and phone number are as follows:
n/a _____
.
In the case of pool maintenance being maintained by a contractor, TENANT agrees to cooperate with the pool maintenance contractor in a satisfactory manner. LANDLORD-provided pool maintenance is not to be construed as a waiver of any responsibility of the TENANT to keep and maintain the pool in good condition.

In the event the pool is not being maintained by a Contractor, TENANT agrees to maintain the pool, if any. TENANT agrees to maintain the water level, sweep, clean and keep in good condition. If TENANT fails to maintain the pool in a satisfactory manner, LANDLORD may have the pool maintained by a licensed pool service and charge TENANT with the actual cost. Said costs shall become additional rent.

f. Smoking ____will or _✔_will not be permitted in or about the Premises. TENANT will be charged any costs incurred for the abatement of any damages by unauthorized smoking in the Premises.

27. ACCESS: TENANT agrees to grant LANDLORD the right to enter the Premises at all reasonable times and for all reasonable purposes including showing to prospective lessees, buyers, appraisers, insurance agents, periodic maintenance reviews and business therein as requested by LANDLORD. If TENANT fails to keep scheduled appointments with vendors to make necessary/required repairs, TENANT shall pay for any additional charges incurred which will then become part of the next month's rent and be considered additional rent. TENANT shall not deny LANDLORD his/her rights of reasonable entry to the Premises. LANDLORD shall have the right to enter in case of emergency and other situations as specifically allowed by law. LANDLORD agrees to give TENANT twenty-four (24) hours notification for entry, except in case of emergency.

a. DISPLAY OF SIGNS. During the last thirty (30) days of this Lease, LANDLORD or LANDLORD's agent may display For Sale or For Rent or similar signs on or about the Premises and enter to show the Premises to prospective purchasers or tenants. TENANT also authorizes Broker to use an electronic lockbox to show the Premises during the last 30 days of lease. TENANT further agrees to execute any and all documentation necessary to facilitate the use of a lockbox.

28. ASSOCIATIONS: Should the Premises described herein be a part of a common interest community, homeowners association planned unit development, condominium development ("the Association") or such, TENANT hereby agrees to abide by the Governing Documents (INCLUDING Declarations, Bylaws, Articles, Rules and Regulations) of such community and further agrees to be responsible for any fines or penalties levied as a result of failure to do so by TENANT, TENANT's family, licensees or guests. Noncompliance with the Governing Documents shall constitute a violation of this Agreement. Unless billed directly to TENANT by the Association, such fines shall be considered as additional rent and shall be due along with the next monthly payment of rent. By initialing this paragraph, TENANT acknowledges receipt of a copy of the applicable Governing Documents. LANDLORD, at LANDLORD's expense, shall provide TENANT with any additions to such Governing Documents as they become available. LANDLORD may, at its option, with 30 days' notice to TENANT, adopt additional reasonable rules and regulations governing use of the Premises and of the common areas (if any). [_____] [_____] [_____] [_____]

29. INVENTORY: It is agreed that the following inventory is now on said premises. (Check if present; cross out if absent.)

_X_ Refrigerator	___ ~~Intercom System~~	___ ~~Spa Equipment~~
_X_ Stove	___ ~~Alarm System~~	_X_ Auto Sprinklers
_X_ Microwave	___ ~~Trash Compactor~~	_X_ Auto Garage Openers
_X_ Disposal	___ ~~Ceiling Fans~~	___ ~~BBQ~~
_X_ Dishwasher	___ ~~Water Conditioner Equip.~~	___ ~~Solar Screens~~
_X_ Washer	_X_ Dryer	___ ~~Pool Equipment~~
_X_ Garage Opener	___ ~~Gate Remotes~~	_X_ Carpet

___ ~~Trash Can(s) (circle one) owner provided / trash service provided~~

_X_ Floor Coverings (specify type) laminate, wood, tile

_X_ Window Coverings (specify type) blinds

___ _____ ___ _____ ___ _____

___ _____ ___ _____ ___ _____

TENANT acknowledges that any appliances that are on the premises are for TENANTs use and convenience; however, in the event of a breakdown of said appliance(s) TENANT acknowledges that property manager, LANDLORD and or the owners are not responsible for any damages caused to TENANTs personal property, to include spoilage of food, beverage or clothing etc. as a result of said appliance break down. TENANT acknowledges that property manager, LANDLORD and or the owners are not responsible for repair or replacement of microwave (if applicable), water conditioning equipment (if applicable), Dishwasher, Refrigerator, Washer or Dryer in the event of a breakdown of said appliance(s).

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30. INSURANCE: TENANT __✔__ **is –OR– _____ is not** required to purchase renter's insurance. LANDLORD BROKERAGE, and DESIGNATED PROPERTY MANAGER shall be named as additional insureds on any such policy. LANDLORD shall not be liable for any damage or injury to TENANT, or any other person, to any property occurring on the Premises or any part thereof, or in common areas thereof. 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, shall be partially damaged by fire or other casualty not due to TENANTs negligence or willful act, or that of TENANT's family, agent, or visitor, there shall be an abatement of rent corresponding with the time during which, and the extent to which, the Premises is uninhabitable. If LANDLORD shall decide not to rebuild or repair, the term of this Lease shall end and the rent shall be prorated up to the time of the damage.

TENANT hereby acknowledges that the OWNER of the subject property does ✔ or does not ___ have homeowner's insurance. TENANT agrees to cooperate with homeowner and homeowner's insurance company in all relevant matters. TENANT further agrees, upon written notice, to cease any and all actions that may adversely impact OWNER's insurance coverage under said policy.

31. ILLEGAL ACTIVITIES PROHIBITED: TENANT is aware of the following: It is a misdemeanor to commit or maintain a public nuisance as defined in NRS 202.450 or to allow any building or boat to be used for a public nuisance. Any person, who willfully refuses to remove such a nuisance when there is a legal duty to do so, is guilty of a misdemeanor. A public nuisance may be reported to the local sheriff's department. A violation of building, health or safety codes or regulations may be reported to the government entity in our local area such as the code enforcement division of the county/city government or the local health or building departments. In addition continuing violations of HOA rules and regulations will be considered a public nuisance and TENANT hereby agrees that such continuing HOA violations shall be grounds for eviction.

32. ADDITIONAL RESPONSIBILITIES:

a. TENANT may install or replace screens at TENANT's own expense. Solar screen installation requires written permission from LANDLORD. LANDLORD is not responsible for maintaining screens.

b. With the exception of electric cooking devices, outdoor cooking with portable barbecuing equipment is prohibited within ten (10) feet of any overhang, balcony or opening, unless the Premises is a detached single family home. The storage and/or use of any 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 the barbecue equipment is generating heat.

c. The Premises ____ **will –OR–** ✔ **will not** be 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.

d. TENANT agrees to coordinate transfer of utilities to LANDLORD or BROKER/DESIGNATED PROPERTY MANAGER no less than __1 (one)__ business days of vacating the Premises.

e. Locks may be replaced or re-keyed at the TENANT'S expense provided TENANT informs LANDLORD. TENANT further agrees to be responsible for any and all such rekey expenses should TENANT fail to notify LANDLORD in advance of any such replacement.

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

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

h. TENANT may display political signs subject to any applicable provisions of law governing the posting of political signs, and, if the Premises are located within a CIC, the provisions of NRS 116 and any governing documents related to the posting of political signs. All political signs exhibited must not be larger than 24 inches by 36 inches. LANDLORD may not exhibit any political sign on the Premises unless the TENANT consents, in writing, to the exhibition of the political sign. TENANT may exhibit as many political signs as desired, but may not exhibit more than one political sign for each candidate, political party or ballot question.

i. DANGEROUS MATERIALS. TENANT shall not keep or have on or around the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on or around the Premises or that might be considered hazardous.

33. CHANGES MUST BE IN WRITING: No changes, modifications or amendment of this Agreement shall be valid or binding unless such changes, modifications or amendment are in writing and signed by each party. Such changes shall take effect after thirty days' notice to TENANT. This Agreement constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement.

34. CONFLICTS BETWEEN LEASE AND ADDENDUM: In case of conflict between the provisions of an addendum and any other provisions of this Agreement, the provisions of the addendum shall govern.

35. ATTORNEY'S FEES: In the event of any court action, the prevailing party shall be entitled to be awarded against the losing party all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and costs.

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

37. WAIVER: Nothing contained in this Agreement shall be construed as waiving any of the LANDLORD's or TENANT's rights under the laws of the State of Nevada.

38. PARTIAL INVALIDITY: In the event that any provision of this Agreement shall be held invalid or unenforceable, such ruling shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

39. VIOLATIONS OF PROVISIONS: A single violation by TENANT of any of the provisions of this Agreement shall be deemed a material breach and shall be cause for termination of this Agreement. Unless otherwise provided by the law, proof of any violation of this Agreement shall not require criminal conviction but shall be by a preponderance of the evidence.

40. SIGNATURES: The Agreement is accepted and agreed to jointly and severally. The undersigned have read this Agreement and understand and agree to all provisions thereof and further acknowledge that they have received a copy of this Agreement. This Agreement may be executed in any number of counterparts, electronically pursuant to NRS Chapter 719, and by facsimile copies with the same effect as if all parties to this agreement had signed the same document and all counterparts and copies will be construed together and will constitute one and the same instrument.

41. LICENSEE DISCLOSURE OF INTEREST: Pursuant to NAC 645.640, n/a is a licensed real estate agent in the State(s) of n/a, and has the following interest, direct or indirect, in this transaction: Principal (LANDLORD or TENANT) **–OR–** family relationship or business interest: n/a.

42. CONFIRMATION OF REPRESENTATION: The Agents in this transaction are:

TENANT's Brokerage: NO REPRESENTATION Broker's Name: n/a
DESIGNATED PROPERTY MANAGER n/a
Agent's Name: n/a Agent's License # n/a
Address: n/a
Phone: n/a Fax: n/a Email: n/a

LANDLORD's Brokerage: Rice Real Estate Broker's Name: Heidi Rice
DESIGNATED PROPERTY MANAGER Heidi Rice
Agent's Name: Heidi Rice Agent's License # B.1000740.LLC
Address: 8275 S. Eastern Ave #200-280, Las Vegas, NV 89123
Phone: 702-574-1567 Fax: 702-537-1014 Email: heidi@ricerealestatelv.com

43. NOTICES: Unless otherwise required by law, any notice to be given or served upon any party hereto in connection with this Agreement must be in writing and mailed by certificate of mailing to the following addresses:

BROKERAGE: Rice Real Estate BROKER Heidi Rice
DESIGNATED PROPERTY MANAGER Heidi Rice
Address: 8275 S. Eastern Ave #200-280, Las Vegas, NV 89123
Phone: 702-574-1567 Fax: 702-537-1014 Email: heidi@ricerealestatelv.com

TENANT: _____
Address: _____
Phone: _____ Fax: n/a Email: _____

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

45. ADDENDA ATTACHED: Incorporated into this Agreement are the following addenda, exhibits and other information:

A. ✓ Lease Addendum for Drug Free Housing
B. ✓ Lease Addendum for Illegal Activity
C. ✓ Smoke Detector Agreement
D. ✓ HOA Rules and Regulations
E. ✓ Other: Property Condition Report & Tenant Handbook
F. ✓ Other: Addendum # 1 & Consequences of a Lease Break
G. ✓ Other: Key and Remote Release & Guidelines for Cleaning Inspection
H. ✓ Other: Pool Addendum & Pet/Service Animal Agreement

46. ADDITIONAL TERMS AND CONDITIONS:

1. Tenant acknowledges that he/she has examined premises and that said premises, all furnishings, fixtures, furniture (if applicable), plumbing, heating, electrical facilities, all items listed on the attached Property Condition Report, if any, and/or all other items provided by LANDLORD are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. TENANT agrees to keep the premises and all items in good order and condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by TENANT his guests and/or invitees, except as provided by law. At the termination of this agreement, all of the above-enumerated items on this provision shall be returned to LANDLORD in clean and good condition except for reasonable wear and tear; the premises shall be free of all personal property/trash not belonging to LANDLORD. It is agreed that dirt, holes, tears, burns or stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear. No wallpaper may be adhered to any wall.

2. A $100 Broker admin fee is charged to Tenant if Tenant damage exceeds $300 at lease termination.

3. If TENANT suspects mold, tenant is responsible for obtaining a reputable mold company to survey. Should the results be positive, the LANDLORD is to reimburse TENANT the cost of the mold survey (not to exceed $200) and start the remediation process within reasonable time.

4. TENANT may mail or drop off payment to 8275 S. Eastern Ave #200-280, Las Vegas, NV 89123 during normal business hours of 8am - 5pm Monday through Friday, except on Holidays. The office is closed holidays and weekends. There is no rent drop box. TENANT may also make payment via secure ACH (Automated Clearing House) transaction on Broker's website: https://ricerealestate.managebuilding.com or www.VegasRented.com. Cost per transaction is $2.99. The ACH feature will be disabled if payment is late. If rent payment is late, it must be paid at the physical office in certified funds. No two party rent checks accepted. Rent to be paid in a single rent payment.

5. Rice Real Estate is authorized to send automated Text Messages (SMS) to all TENANTS on lease.

6. TENANT authorizes Rice Real Estate to transfer lease and any security deposits held in trust accounts minus any balances to a succeeding Property Management Company/Owner and/or assignee.

7. During the term of tenancy, TENANT agrees to increase the security deposit upon thirty (30) days written notice by an amount equal to any future increases in rent and/or an amount necessary to cover the cost of rectifying any damage or expense for which TENANT is responsible.

8. If TENANT remains in possession of the premises after the natural expiration of the agreement, a month-to month tenancy shall be created which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing up to an additional 10% per month and except that such tenancy shall be terminable upon thirty (30) days written notice served by either party.

9. TENANT will pay a $195 processing fee to Rice Real Estate for removing or adding a TENANT to Lease.

10. TENANT will allow property to be shown for all purposes of re-rental and sale during TENANTS last 60 days of occupancy.

11. TENANT is required to provide proof that water, electricity and gas is set-up in TENANT'S name prior to move-in to receive keys.

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

LANDLORD/OWNER	DATE	LANDLORD/OWNER	DATE
PRINT NAME		PRINT NAME	

Tenant agrees to rent the Premises on 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 disclosed as a party to the transaction under paragraph 41 are not parties to this Agreement between Landlord and Tenant.

B. Agency relationships are confirmed in paragraph 42.

Property _____

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

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ADDENDUM NO. 1
TO RESIDENTIAL LEASE AGREEMENT

for

_____

(Property Address)

In reference to the Residential Lease Agreement executed by _____ as Tenants(s) and _____ as Owner, through Rice Real Estate as Broker, dated _____ covering the above-referenced real property, the parties hereby agree that the Lease Agreement be amended as follows:

1. Neither trash cans nor recycling cans/bins are guaranteed to be provided by OWNER OR MANAGEMENT COMPANY.
2. TENANT shall be responsible for reprogramming provided garage remotes & reprogramming a new code for any garage keypads.
3. Rekey for locks on premises has been prepaid by TENANT. Upon possession TENANT shall be responsible for contacting the provided locksmith to rekey all locks on premises. Neither OWNER nor MANAGEMENT COMPANY keep copies of any keys.
4. Rent posts on Tenant Ledger, in advance, on the 25th day of every month.
5. Service animals are accepted without additional pet rent or increased security deposit, however, Tenant must adhere to the terms in the Pet/Service Animal Agreement addendum.
6. $250 smoke detector tampering fee will be charged if smoke alarm batteries have been removed or unit has been removed from ceiling/wall.
7. Written approval must be received for installation of a satelite dish. A $500 fine will be charged for unauthorized installation of a satellite dish.
8. A $15 admin fee may be applied to Tenant ledger for receipt of Tenant caused Homeowner Association courtesy/violation notices.

When executed by both parties, this Addendum is made an integral part of the aforementioned Residential Lease Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

_____
LANDLORD/OWNER OF RECORD

Rice Real Estate
MANAGEMENT COMPANY (BROKER)

By _____
Authorized AGENT for BROKER DATE

_____
TENANT'S SIGNATURE DATE
Print Name: _____

_____
TENANT'S SIGNATURE DATE
Print Name: _____

_____
TENANT'S SIGNATURE DATE
Print Name: _____

_____
TENANT'S SIGNATURE DATE
Print Name: _____

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SMOKE DETECTOR AGREEMENT
FOR

_____
Property Address

In reference to the Residential Lease Agreement ("Lease Agreement") executed by
OWNER'S Name:_____, OWNER'S Name:_____ and
TENANT's Name: _____ TENANT's Name: _____
TENANT's Name: :_____ TENANT's Name: :_____
dated _____ covering the above-referenced real property, the parties hereby agree that the Lease Agreement be amended as follows:

Landlord and Tenant agree that the premises are equipped with smoke detection devise(s). Tenant shall agree as follows:

1. It is agreed that Tenant will test the smoke detector(s) within twenty four (24) hours after occupancy and inform Landlord or his/her Agent immediately if detector(s) is not working properly.
2. It is agreed that Tenant will be responsible for testing smoke detector(s) weekly by pushing the "push to test" button on the detector for about five (5) seconds. To be operating properly, the alarm will sound when the button is pushed.
3. Tenant understands that said smoke detector(s) is a battery operated unit and it shall be Tenant's responsibility to insure that the battery is in operating condition at all times. If after replacing battery, any smoke detector(s) will not operate or has no sound, Tenant must inform Landlord or his/her Agent immediately in writing.
4. Landlord and his/her Agent recommend that Tenant provide and maintain a fire extinguisher on the premises.
5. The undersigned have read the above agreement and understand and agree to all provisions thereof and further acknowledge that they have received a copy of said agreement.
6. Tenant shall not under any circumstances remove, disable or tamper with any smoke detection device(s).

_____	_____
LANDLORD/OWNER DATE	LANDLORD/OWNER DATE
_____	_____
PRINT NAME	PRINT NAME
_____	_____
TENANT'S SIGNATURE DATE	TENANT'S SIGNATURE DATE
_____	_____
PRINT NAME	PRINT NAME
_____	_____
TENANT'S SIGNATURE DATE	TENANT'S SIGNATURE DATE
_____	_____
PRINT NAME	PRINT NAME

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LEASE ADDENDUM FOR DRUG FREE HOUSING

for

_____

(Property Address)

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Landlord and Tenant agree as follows:

1. Tenant, any member of Tenant's household, or a guest or other person under Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the subject leasehold premises, "Drug-related criminal activity" means the illegal manufacture, sale distribution, use or possession with intent to manufacture, sell, distribute, or use, of controlled substance (as defined in Section 102 of the Controlled Substance Act, 21 U.S.C. §802).
2. Tenant, any member of the Tenant's household, or a guest or other person under Tenant's control, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the subject leasehold premises.
3. Tenant or members of the household will not permit the dwelling unit to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant or member of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the subject leasehold premises or otherwise.
5. Tenant, any member of the Tenant's household, or a guest or other person under Tenant's control shall not engage in acts of violence, including, but not limited to the unlawful discharge of firearms, on or near the subject leasehold premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of the addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This addendum is incorporated into the lease executed or renewed this day between Landlord and Tenant.

_____	_____
LANDLORD/OWNER DATE	LANDLORD/OWNER DATE
_____	_____
PRINT NAME	PRINT NAME
_____	_____
TENANT'S SIGNATURE DATE	TENANT'S SIGNATURE DATE
_____	_____
PRINT NAME	PRINT NAME
_____	_____
TENANT'S SIGNATURE DATE	TENANT'S SIGNATURE DATE
_____	_____
PRINT NAME	PRINT NAME

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LEASE ADDENDUM FOR ILLEGAL ACTIVITY
FOR

_____
Property Address

In consideration of the execution or renewal of a lease of the Property, Landlord and Tenant hereby agree that the Residential Lease Agreement dated _____be amended as follows:

1. Tenant and any member of Tenant's household or any guest shall not engage in any criminal or illegal activity, including but not limited to, illegal drug related activity, gang related activity or acts of violence on or near the subject Premises (as defined in the above-referenced Residential Lease Agreement). "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of controlled substance (as defined in Section 102 of the Controlled Substance Act, 21 U.S.C. §802). "Acts of violence" includes, but is not limited to, the unlawful discharge of firearms, on or near the Premises. Any and all firearms on the Premises must be stored properly pursuant to Nevada law.

2. Tenant, any member of the Tenant's household, or a guest or other person under Tenant's control, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the subject Premises.

3. Tenant or members of the household will not permit the Premises to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

4. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL BREACH OF THE LEASE AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of the addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

5. In case of conflict between the provisions of this addendum and any other provisions of the Lease Agreement, the provisions of the addendum shall govern. This lease addendum is incorporated into the lease executed or renewed this day between Landlord and Tenant.

LANDLORD/OWNER	DATE	LANDLORD/OWNER	DATE
PRINT NAME		PRINT NAME	
TENANT'S SIGNATURE	DATE	TENANT'S SIGNATURE	DATE
PRINT NAME		PRINT NAME	
TENANT'S SIGNATURE	DATE	TENANT'S SIGNATURE	DATE
PRINT NAME		PRINT NAME	

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Additional Terms: CONSEQUENCES OF A LEASE BREAK

In reference to the Residential Lease Agreement ("Lease Agreement") executed by
OWNER'S Name: _____, OWNER'S Name:_____and
TENANT's Name: _____ TENANT's Name: _____
TENANT's Name: _____ TENANT's Name: _____
dated _____ covering _____ ,
the parties hereby agree that the Lease Agreement be amended as follows:

EARLY TERMINATION: Tenant understands and tacitly agrees that s/he shall complete the full term of their lease as indicated on the Lease Agreement. Should the Tenant choose to break the lease for any reason, except as allowed by law or the lease agreement itself, the following clauses or provisos shall apply:

1. Tenant must provide written notice 30 days prior to move-out of intent to terminate early, including a move-out date. Notice must be submitted with full payment of the lease-break fee of $995 in order to cover administrative costs.
2. Tenant must return all keys, garage and gate remotes.
3. Tenant must continue paying rent each month as agreed, until an approved Tenant has signed a lease and paid all security deposits, fees, prorated rent, base rent and other fees due prior to move in.
4. Tenant must continue utility services after vacating until new Tenant moves in.
5. All other terms and conditions of Tenant's lease agreement must continue to be met.

When executed by both parties, these additional terms are made an integral part of the aforementioned Residential Lease Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

Tenant's signature indicates full acceptance of, and agreement to, the terms noted above.

_____ _____
TENANT: Date TENANT: Date

_____ _____
TENANT: Date OWNER: Date

_____ _____
TENANT: Date OWNER: Date

8275 S. Eastern Ave #200 Las Vegas, NV 89123 office: (702) 574.1567 fax: (702) 537.1014 email: info@ricerealestatelv.com

Additional Terms: POOL, HOT TUB AND SPA ADDENDUM

In reference to the Residential Lease Agreement ("Lease Agreement") executed by
OWNER'S Name: _____, OWNER'S Name:_____and
TENANT's Name: _____TENANT's Name: _____
TENANT's Name: _____TENANT's Name: _____
dated _____ covering _____, the parties hereby agree that the Lease Agreement be amended as follows:

1. POOLS and HOT TUBS: Swimming pools, hot tubs, and spas, while providing exercise, recreation, and relaxation, also can be dangerous. People (as well as pets) can be severely injured or drown if the pool, hot tub or spa is not properly used. TENANTS are strongly cautioned that they, other occupants and TENANT'S guest must adhere to the following safe practices:

- NO diving into the pool or hot tub or spa
- NO one should use the pool. hot tub or spa alone
- NO intoxicated persons may use the pool or hot tub or spa
- NO children may never be left unattended when they may gain access to the pool, hot tub or spa, not even for a few seconds.

2. Neither the LANDLORD nor the BROKER can assure the safety of persons using property containing a pool, hot tub or spa. As a consequence, TENANTS assume liability for pool, hot tub or spa use by themselves, other occupants, their guests, and their pets.

3. **NO LIFEGUARD WILL BE ON DUTY: YOU SWIM AT YOUR OWN RISK**

4. Swimming Pool Barrier Regulations and Child Safety: TENANT agrees to investigate all applicable state, county and municipal Swimming Pool Barrier Regulations and agrees to comply with such regulations while occupying the Premises. LANDLORD acknowledges that TENANT may add a removable pool fence to the Premises, provided that LANDLORD may reasonably approve the pool fence company and the plan for the fence prior to installation, and all work relating to the pool fence shall be performed by a licensed, bonded, and insured professional. TENANT acknowledges that while no apparent unsafe condition exists, the Premises may contain potential hazards for children, and that TENANT may, at its election and sole cost and expense, add additional child-proofing or safety mechanisms (e.g. electrical socket covers, window alarms), provided that Tenant shall obtain LANDLORD'S approval prior to installation of any fixture for child safety purposes. Tenant agrees to, at LANDLORD'S election, return the Premises to its original state upon termination or expiration of the Lease, or pay any amounts incurred by Landlord in returning the Premises to its original condition.

5. RISK OF LOSS AND INSURANCE:

- **TENANT agrees to release, indemnify, hold harmless and forever discharge LANDLORD, BROKER & PROPERTY MANAGER, agents, successors and assigns from any and all claims, liabilities or causes of action of any kind that TENANT, members of TENANTS household or TENANT'S guests or invitees may have at any time against LANDLORD, BROKER and/or PROPERTY MANAGER resulting from TENANT'S use of the pool, hot tub or spa.**
- At all times the lease is in effect, TENANT must, at TENANT'S expense, maintain in full force and effect a public liability insurance policy in amount not less than $1,000,000.00 on an occurrence basis for losses related to the Property and pool and spa. Upon request, TENANT must provide Landlord a copy of an insurance certificate evidencing the required coverage. If TENANT fails to maintain the required insurance at all times the lease is in effect, LANDLORD may, in addition to LANDLORD'S remedies under the lease, purchase insurance that will provide LANDORD with the required level of coverage and TENANT must immediately reimburse LANDLORD for such expense.

By signing below, TENANT acknowledges that they have read, understand, accept and have received a copy of this pool addendum.

_____	_____
Tenant: Date	Tenant: Date
_____	_____
Tenant: Date	OWNER: Date
_____	_____
Tenant: Date	OWNER: Date

Additional Terms: PET/SERVICE ANIMAL AGREEMENT

In reference to the Residential Lease Agreement ("Lease Agreement") executed by
OWNER'S Name: _____, OWNER'S Name:_____and
TENANT's Name: _____ TENANT's Name: _____
TENANT's Name: _____ TENANT's Name: _____
dated _____ covering _____ ,
the parties hereby agree that the Lease Agreement be amended as follows:

Increased Security Deposit: _____

	Approved Pet # 1	Approved Pet # 2	Approved Pet # 3
Kind:		n/a	n/a
Breed:		n/a	n/a
Size:		n/a	n/a
Name:		n/a	n/a
Age:		n/a	n/a

1. **Pet(s) Allowed:** The only pet(s) which the tenant shall keep on the premises are described above. Any additional or "replacement" pet must be approved by management. Additional deposit may be required. Fine up to $1,000 for undisclosed/unapproved pet(s).

2. **Dogs:** Dogs must be neutered/ spayed. Dogs must be leashed and under owner's control at all times. Tenants assume full responsibility for dog when outside of the premises (including any enclosed yard), including injury or loss. Any defecation must be immediately removed and either wrapped or bagged, and placed in an appropriate trash container. Unwrapped defecation shall not be placed in any trash container. Urination on any portion of the premises which is not organic shall be sufficiently washed away by Tenant to eliminate and/or prevent any odor. Dogs must not bark or howl or in any way become a nuisance or threat to the other neighbors of the premises, nor the pets of other neighbors. Dogs shall be kept free of fleas, and Tenant is responsible for the costs of any and all flea infestation treatment which may be required, at the sole discretion of the Landlord. Tenant represents that their dog(s) is/are housebroken.

3. **Cats:** Cats must be neutered/spayed. Cats must be kept inside the premises/unit at all times unless the premise is a single family dwelling. (Tenants assume full responsibility for cat if allowed outside of the premises, including any injury or loss.) A litter box must be maintained inside the premises and it must be kept clean. Litter must be bagged before being placed into trash.

4. **Laws & Ordinances:** Tenants shall obey all pertinent laws and ordinances regarding pets, including (but not limited to) noise, proper care and general treatment. The pet shall not cause any disturbance or nuisance to neighbors.

5. **Fish:** Aquariums shall not exceed 10-gallon capacity without permission of management. If an aquarium size exceeds 10 gallons, tenant must be able to show sufficient insurance to cover any damage caused by the aquarium, including (but not limited to) leakage.

Additional Terms: PET/SERVICE ANIMAL AGREEMENT

6. **Birds/Rodents/Reptiles/Amphibians/Insects:** Tenant must receive written approval from management. If allowed, they shall be kept properly caged/enclosed at all times. *Tenants shall not bring any venomous creature onto the premises at any time or under any circumstance.* Tenant shall assume full responsibility for any damage or pest control service required in premises due to lack of proper precautions, including escape of pet from cage/terrarium, etc.

7. **Unattended Pet:** No pet shall be left unattended for more than twenty-four (24) hours. **Abandonment of Pet:** Any pet left at the premises following either a voluntary surrender of the premises by the tenant (including in the course of a normal move-out) or lockout pursuant to court order, shall be deemed abandoned. The landlord has no responsibility for the care, feeding and maintenance of the pet, and may immediately turn the pet over to any local animal control authority.

8. **Deposits:** Upon vacating the premises, Owner or Owner's agent will re-inspect the premises. The tenant will be held responsible for any additional pet damage that is found. Any security deposit (cleaning deposit included) will be applied to said damages, which are not limited by the amount of the deposit.

9. **Flooring and Baseboards:** Should carpeting or other flooring or wood work (baseboards included) be damaged by a pet, tenant will be responsible for all costs associated with repairing or replacing the damaged flooring. If carpeting, tile or laminate must be replaced, and cannot be matched, the tenant will be responsible for replacing the entire area affected. Tenant Initials:

   _____ _____ _____ _____

10. **Indemnity and Hold Harmless:** The tenant shall indemnify the landlord and hold the landlord harmless from any and all damages, inconveniences, and nuisance which may be caused by the pet, and will reimburse landlord for all expenses occasioned thereby.

11. **Insurance:** Liability Insurance covering injuries or damages caused by Tenant's pet(s), with a $500,000 limit per incident as specified by owner, showing Owner & Management Company as an additional insured, shall be purchased by Tenant and kept in effect during the tenancy on owner's demand.

When executed by both parties, these additional terms are made an integral part of the aforementioned Residential Lease Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

Tenant's signature indicates full acceptance of, and agreement to, the terms noted above.

_____	_____
TENANT: Date	TENANT: Date
_____	_____
TENANT: Date	OWNER: Date
_____	_____
TENANT: Date	OWNER: Date

_____ _____ _____ _____

Initials Initials Initials Initials

GUIDELINE FOR CLEANING INSPECTION

Exercise caution proper use/cleaning of appliances are your responsibility.

1. Carpet
   - Professionally shampooed and vacuumed **(vendor receipt required):**
2. Stove
   - All burners
   - Under burners (lift stove top), oven rack and inside oven
   - Broiler, Drawer pan, Grill, Stove hood, light & filter
3. Refrigerator / Freezer
   - Compartments and racks
4. Cabinets
   - All need to be cleaned and wiped down including front doors.
   - Remove shelving paper if installed by you
5. Garbage disposal
   - Operational and free of debris
6. Floors
   - Washed and free of dirt including corners
7. Sinks & bathtubs
   - Tub enclosure, shower doors cleaned and free of mildew
   - Mirrors cleaned and streak free
8. Medicine cabinets
   - Shelving to be cleaned inside and out
9. Walls
   - In presentable order
   - Spot wash walls/doors
10. Windows
    - Clean and streak fee
    - Tracks should be free of obstruction and debris
11. Blinds
    - Cleaned and dust free
12. Air filters
    - Install new air filters & write date. Clean metal grill cover.
13. Garage
    - Remove all items
    - Oil and grease spots removed from garage and driveway
    - Garage thoroughly swept
14. Washer & Dryer area
    - Floors scrubbed and cleaned
    - Lint screens cleaned
15. Yards and patios
    - Mowed and raked, shrubs trimmed, weeds pulled
    - All debris cleaned up
    - Patios should be swept

****Should a cleaning, maintenance or yard service need to be hired all charges will be deducted from tenant security deposit.****

_____ Initials _____ Initials _____ Initials _____ Initials

Additional Terms: KEY & REMOTE RELEASE

In reference to the Residential Lease Agreement ("Lease Agreement") executed by
OWNER'S Name: _____, OWNER'S Name:_____and
TENANT's Name: _____TENANT's Name: _____
TENANT's Name: _____TENANT's Name: _____
dated _____ covering _____ ,
the parties hereby agree that the Lease Agreement be amended as follows:

At the end of this lease, ALL keys & remotes need to be returned. If any of the keys or remotes *listed below* are missing, Tenant will be charged the fee for the key or remote Tenant is missing and the charge will be deducted from Tenant's security deposit.

Key/Remote Release		***Key/Remote Return***
_____ Door Key (s)	**$80 TOTAL**	_____ Door Key (s)
_____ Mail Key (s)	**$40 TOTAL**	_____ Mail Key
_____ Garage Remote	**$65 EACH**	_____ Garage Remote
_____ Gate Remote	**$95 EACH**	_____ Gate Remote
n/a Community Pool	**$75 EACH**	_____ Community Pool
n/a FOB Key	**$75 EACH**	_____ FOB Key
n/a Ceiling Fan Remote	**$75 EACH**	_____ Ceiling Fan Remote
_____ Other	_____	_____ Other
_____ Other	_____	_____ Other
_____ Other	_____	_____ Other

_____ _____
Tenant's Name Tenant's Name

_____ _____
Tenant's Signature Date Tenant's Signature Date

_____ _____
Tenant's Name Tenant's Name

_____ _____
Tenant's Signature Date Tenant's Signature Date

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RICE
REAL ESTATE

Prepaid Rekey

The Key Guy (text OK):

702-664-4769

*** It is the Tenant's responsibility to schedule the rekey at move-in. Please reference Rice Real Estate when calling to set-up your appointment. The locksmith will bill Rice Real Estate directly for the rekey.**

_____	_____	_____	_____
Initials	Initials	Initials	Initials

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REMINDER

Renter's Insurance is required per your lease.

The property management company also needs to be listed as an "Additional Interest" on your Renter's Insurance policy:

PROPERTY MANAGEMENT COMPANY:
Rice Real Estate
8275 S. Eastern Ave # 200-280
Las Vegas, NV 89123

NOTICE!!!

PLEASE BE ADVISED THAT THE OWNER AND/OR
RICE REAL ESTATE AS MANAGEMENT COMPANY
IS NOT RESPONSIBLE FOR LOSS BY:

- THEFT OF RESIDENT'S PERSONAL PROPERTY
- DAMAGE BY FIRE TO RESIDENT'S PERSONAL PROPERTY
- DAMAGE BY WATER TO RESIDENT'S PERSONAL PROPERTY

_____	_____
TENANT: Date	TENANT: Date
_____	_____
TENANT: Date	OWNER: Date
_____	_____
TENANT: Date	OWNER: Date

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REALTOR®

PROPERTY CONDITION REPORT

The purpose of this report is to note the current condition of the premises. THIS IS NOT A REPAIR LIST. If any item is unsatisfactory, please mark that item and explain fully under "other remarks."

ADDRESS		**CITY, ST ZIP**	
MOVE IN DATE		**MOVE OUT DATE**	
TENANT (s)			
TENANT(s) SIGNATURE		**DATE STAMP & STAFF INITIAL**	

THIS REPORT IS DUE ON 7 days from move-in date

GARAGE & EXTERIOR	Satisfactory? Yes/No ☑		Comments
YARD/ LANDSCAPING			
PATIO/ BALCONY			
GARAGE DOOR/ REMOTES			
MAILBOX			
SPRINKLER SYSTEM / TIMER			
PAINT /TRIM			
FENCE/ GATE			

LIVING ROOM	Satisfactory? Yes/No ☑		Comments
FLOORING			
WALLS/ CEILING			
WINDOWS/ SCREENS			
DRAPES/ BLINDS			
LIGHT FIXTURES/ SWITCHES			
CLOSETS/ DOORS/ KNOBS			

FAMILY ROOM	Satisfactory? Yes/No ☑		Comments
FLOORING			
WALLS/ CEILING			
WINDOWS/ SCREENS			
DRAPES/ BLINDS			
LIGHT FIXTURES/ SWITCHES			
CLOSETS/ DOORS/ KNOBS			

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Agent's Initials _____
Tenant's Initials _____ Tenant's Initials _____
Tenant's Initials _____ Tenant's Initials _____

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DINING ROOM	Satisfactory? Yes/No ☑		Comments
FLOORING			
WALLS/ CEILING			
WINDOWS/ SCREENS			
DRAPES/ BLINDS			
LIGHT FIXTURES/ SWITCHES			
CLOSETS/ DOORS/ KNOBS			

LOFT/DEN	Satisfactory? Yes/No ☑		Comments
FLOORING			
WALLS / CEILING			
WINDOWS/ SCREENS			
DRAPES/ BLINDS			
LIGHT FIXTURES/ SWITCHES			
CLOSETS/ DOORS/ KNOBS			

KITCHEN	Satisfactory? Yes/No ☑		Comments
FLOORING			
SINK / PLUMBING			
CABINETS/DRAWERS			
STOVE / OVEN			
RANGE HOOD			
MICROWAVE			
GARBAGE DISPOSAL			
DISHWASHER			
REFRIGERATOR			
OTHER APPLIANCES			
WALLS/ CEILING			
WINDOWS/ SCREENS			
DRAPES/ BLINDS			
LIGHT FIXTURES/ SWITCHES			
CLOSETS/ DOORS/ KNOBS			

BEDROOMS	Satisfactory? Yes/No ☑		Comments #1	#2	#3
FLOORING					
WALLS/ CEILING					
WINDOWS/ SCREENS					
DRAPES/ BLINDS					
LIGHT FIXTURES/ SWITCHES					
CLOSETS/ DOORS/ KNOBS					

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Agent's Initials _____
Tenant's Initials _____ Tenant's Initials _____
Tenant's Initials _____ Tenant's Initials _____

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BATHROOMS	Satisfactory? Yes/No ☑		Comments #1	#2	#3
FLOORING					
WALLS/ CEILING					
WINDOWS/ SCREENS					
SINK/ VANITY/ CABINET					
SHOWER/ TUB ENCLOSURE					
DRAWERS					
TOILET					
DRAPES/ BLINDS					
LIGHT FIXTURES/ SWITCHES					
CLOSETS/ DOORS/ KNOBS					

BEDROOMS	Satisfactory? Yes/No ☑		Comments #4	#5	#6
FLOORING					
WALLS/ CEILING					
WINDOWS/ SCREENS					
DRAPES/ BLINDS					
LIGHT FIXTURES/ SWITCHES					
CLOSETS/ DOORS/ KNOBS					

GENERAL & MISCELLANEOUS	Satisfactory? Yes/No ☑		Comments
SMOKE ALARMS			
DOORSTOPS			
KEYS/LOCKS/ALARMS			
WATER HEATER / FURNACE			
WINDOW THUMBLOCKS			
WASHER/DRYER			
WASHER/DRYER HOOKUPS			
POOL/SPA			

OTHER REMARKS: Time stamped and dated photos taken of property and are in the possession of the property manager.

Property Condition Report must be returned by the date noted on pg. 1 or all items are deemed acceptable, and Tenant will be responsible for any damaged or non-working items.

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Agent's Initials _____
Tenant's Initials _____ Tenant's Initials _____
Tenant's Initials _____ Tenant's Initials _____

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InstanetFORMS

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

a) Each party for whom the licensee is acting as an agent in the real estate transaction, and

b) Each unrepresented party to the real estate transaction, if any.

Licensee: The licensee in the real estate transaction is Heidi Rice

whose license number is B.1000740.LLC. The licensee is acting for [client's name(s)] _____

_____ who is/are the ■ Seller/Landlord; ☐ Buyer/Tenant.

Broker: The broker is Heidi Rice, whose company is Rice Real Estate.

Are there additional licensees involved in this transaction? ☐ Yes ☐ No If yes, Supplemental form 525A is required.

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
   a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
   b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties:

The Licensee

MAY [XXXXXXXXXXXXXXXXXXX] **OR** ✔ **MAY NOT** [_____/_____]

in the future act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.

Seller/Landlord: _____ *Date*: _____ *Time*: _____

Seller/Landlord: _____ *Date*: _____ *Time*: _____

OR

Buyer/Tenant: _____ *Date*: _____ *Time*: _____

Buyer/Tenant: _____ *Date*: _____ *Time*: _____