

LEASE AGREEMENT

Page 1 of 3

Term and
Premises:

THIS AGREEMENT, is made and entered into this day of _____ by and between
Buff Management DBA Rosewood Park Apartments (Lessor) and
#Error "Resident(s)"
and Cosigner: _____

Rent:

1. Resident leases from the lessor, Apartment No. _____ located at _____
Reno, Nv 89502 together with the personal property shown on the attached inventory, if any (the
"premises") beginning: _____ and ending #Error for a lease term of
_____ months.

2. Monthly rental as follows shall be payable in lawful money of the United States without deduction or offset and shall be delivered to Lessor on the first day of each and every month. **LANDLORD WILL ACCEPT NO MORE THAN ONE PERSONAL CHECK AS MONTHLY PAYMENT OF RENT.**

MONTHLY RENT

Base Rent _____

#Error

Total Due Each Month on the First _____

Rent shall be paid as follows:

A. #Error for the period of _____ through _____ (First month prorated)

B. #Error for the period of #Error through #Error

C. _____ commencing on the first day of the month of #Error and thereafter on the first day of each succeeding month.

Use:

3. Resident shall not use the premises for any purpose other than a private residence for #Error person(s). The premises will be occupied only by the following persons:

#Error

#Error

Resident shall not permit the use of the premises by any person or persons other than Resident and the above named persons, or sublease to any person or persons, or assign this Agreement to any person or persons unless the Lessor shall have first consented in writing to such use, sublease or assignment. Guests shall not be permitted to occupy the premises for more than 10 days.

Deposit:

4. Resident shall deposit with Lessor the sum of _____ and additional deposits of : _____
_____ for a total of #Error deposits being held. Lessor may use
therefrom such amounts as are reasonably necessary to remedy Resident defaults under this Agreement, or defaults in the payment of rent, or to repair damages caused by Resident, or to clean the premises upon termination of tenancy, or in the event Resident fails to return key at end of occupancy term. If used towards rent or damages Resident agrees to reinstate said total deposit upon receipt of 5 days' written notice. The balance of such deposit, if any, or notice of a deposit deficiency, if any, shall be mailed to Resident's last known address within 30 days of surrender of the premises in accordance with this Agreement. In the event of any deficiency in Resident's account after such surrender, Resident shall pay the amount of such deficiency forthwith upon the receipt of notification of such deficiency. Any refund of the deposit shall be made jointly to those persons signing this Agreement as Resident, if more than one.

Duties of
Resident:

5. Resident shall personally occupy the premises. Resident agrees to exercise due care in the use of the premises and to keep all areas under Resident's control free from dirt, trash and filth. Resident also agrees not to alter or damage the common areas of the property. Resident, whether or not in actual possession of the premises, shall be liable for all damage to the premises caused or permitted by Resident, Resident's guests, and persons under Resident's control.

Alterations &
Repairs:

6. Except as provided by law, no repairs, decorating or alterations shall be done by Resident without Lessor's prior written consent. Resident shall notify Lessor in writing of any repairs or alterations contemplated, and Resident shall immediately notify Lessor in writing should any plumbing, electrical, mechanical or other equipment or part of the premises become damaged, faulty or in disrepair. Lessor shall have the right to enter the premises in order to make necessary repairs at any time during normal business hours and upon proper notice. Decorations which require prior written consent include, but are not limited to, painting, wallpapering, hanging of murals or posters. Window coverings are provided by Lessor, and no draperies, sunshades, foil or other window coverings visible from the exterior of the premises are permitted.

Community
Policies:

7. Lessor reserves the right to promulgate such Community Policies relating to the premises and the adjacent areas as Lessor may deem appropriate. Resident agrees to abide by such Community Policies and cooperate in their observance. Such Community Policies may be amended by Lessor from time to time with or without advance notice, and all amendments shall be effective upon posting by Lessor at the office of the resident manager. Resident acknowledges receipt of a copy of the current Community Policies, a copy of which is attached to their Agreement, and agrees to be bound thereby.

Utilities:

8. Lessor shall pay all bills for water supplied to the premises and for the routine disposal of garbage. Resident shall pay for all other utilities and services supplied to the premises, except --- Sewer ---. Lessor shall not be liable to Resident or any other person for damages resulting from the interruption of any utility services provided the premises, whether due to power outages, shut-off for repair purposes, or otherwise.

Failure to Pay Rent or Other Default	9. The Resident agrees to pay Lessor the sum of <u> \$25 </u> as a late charge if the rent is not paid in full by the fifth (5) day of the month. There will be a further charge of <u> \$5 </u> per day for each day the rent payment is later after the fifth (5) of the month. This charge will be assessed each time the rent is not paid when due. If any rent shall be due and unpaid five (5) days after due, or if default shall be made by Resident in any of the other covenants herein contained, the Lessor, at its option, may terminate Resident's tenancy with proper notice to Resident. Resident also agrees to pay an additional charge of <u> \$25 </u> for each NSF check received by Lessor. ON THE 6TH OF EACH MONTH, RENT MUST BE PAID IN THE FORM OF CASHIER'S CHECK OR MONEY ORDER.
Termination of Residency By Resident	10. IF THIS AGREEMENT IS FOR A TERM OF MORE THAN THIRTY (30) DAYS, RESIDENT MAY NOT TERMINATE THIS LEASE PRIOR TO THE EXPIRATION OF SUCH TERM. FURTHERMORE, RESIDENT MUST GIVE THE RESIDENT MANAGER AT THE PROPERTY AT LEAST THIRTY DAYS ADVANCE WRITTEN NOTICE OF RESIDENT'S INTENTION TO VACATE THE PREMISES REGARDLESS OF THE TERM OF TENANCY. Upon request, Lessor will supply forms for the use of Resident to give such notice, and upon request Lessor will give its written acknowledgment of receipt of such notice to Resident. Resident agrees to pay rent for the entire lease term and, in any event, for thirty days beyond the date notice of intent to vacate was given. For purposes of prorating rent refunds, a 30 day month shall be presumed, and Resident shall pay such prorated rent for each day the premises is occupied. Resident agrees to vacate the premises before 6:00 p.m. on the day specified in the notice as the last day of Resident's occupancy of the premises, and Resident shall be liable for any damages caused by Resident's failure to so vacate. Any such hold-over shall be presumed to be willful, and deliberate, and Lessor shall be entitled to treble damages for the holdover period, plus such other damages Lessor may incur through the loss of a prospective tenant, and other expenses incurred due to breach of this Agreement, including attorney's fees and costs expended.
Abandonment	11. Resident's absence from the premises for ten (10) consecutive days, while all or any portion of the rent is unpaid, shall be deemed an abandonment of said premises, and in such event the tenancy shall, at the option of Lessor, terminate without further notice. In such event, Lessor may dispose of all resident's property remaining on said premises and re-rent said premises without any liability to Resident whatsoever; provided, however, that in the event the value of such property exceeds \$300, such property shall be disposed of by public sale after notice as provided by law.
Termination of Residency or Change by Owner	12. After expiration of the lease term, this residency may be terminated by Lessor with or without cause, or the terms and conditions may be changed (including specifically but not limited to the amount of monthly rental), upon thirty (30) days written notice to the Resident.
Parking	13. Resident shall be entitled to use and occupy parking space No. _____ during the term of the tenancy herein above provided; provided, however, that Lessor reserves the right to alter or modify such parking designation upon five (5) day written notice to Resident. Vehicles shall never be backed into stalls, and shall not be parked so as to interfere with vehicles of other residents. Parking spaces are to be used only for the parking of automobiles, and all parking at the property is subject to the Community Policies.
Inspection	14. In addition to Lessor's right to immediately enter the premises in the event of an emergency, Lessor shall have the right at any and all reasonable times upon proper notice to Resident to enter and inspect the premises, including the right to show the premises to prospective residents for purposes of re-renting after notice of intent to vacate has been given by Resident, or to any and all prospective purchasers, mortgagees, or other persons having a legitimate interest therein, or to inspect for necessary repairs. Lessor also reserves the right to make periodic inspections of the premises to insure that smoke detectors are functional. Resident has inspected the premises, furnishings and equipment, and has found the same to be satisfactory. Resident agrees that all plumbing, heating and electrical equipment is presently operative, and furniture, if any, as inventoried and attached hereto, has likewise been inspected and is deemed satisfactory by Resident.
Nuisance	15. Resident shall not keep or permit to be kept in the premises or upon the property any boats, motorcycles, campers, pickup trucks, trailers, old cars, dogs, cats, birds, or other animals or pets unless agreed to in writing by Lessor, nor shall Resident use the premises for any unlawful or immoral purpose, nor shall Resident in any manner disturb, annoy, endanger, or inconvenience any other resident or any other person in the property of which the premises may form a part, nor shall Resident violate nor permit to be violated any Federal, State, County or Municipal law, ordinance, rule or regulation pertaining to the use or occupancy of the premises, nor violate nor permit to be violated the Community Policies.
Possession:	16. If Lessor for any reason cannot deliver possession of the premises to Resident at the commencement of term as set forth in paragraph 1, Lessor shall not be liable to Resident for any damages resulting therefrom, but there shall be a proportionate deduction of rent. In the event Lessor cannot deliver possession as set forth above, this Agreement shall not be void or voidable for a period of fifteen (15) days after the date set forth in paragraph 1. If, for any reason, the premises cannot be delivered within said number of days, Resident may, at Resident's option declare this Agreement to be null and void, and in such event all money paid to Lessor by Resident shall be refunded to Resident.
Patio Maintenance	17. Patio areas may contain patio-type furniture or flower boxes or pots, but no other item may be stored or hung in such area, and no items such as flower pots or other hazard creating items may be placed on balcony or stairway railings.
Locks	18. Resident shall not change any lock or place additional locks on any door of the premises without the prior written consent of Lessor.
Pets	19. NO PETS ALLOWED, UNLESS AGREED IN WRITING BY LESSOR AND A PET AGREEMENT IS SIGNED.
Waterbeds	20. Water beds and other liquid filled furniture are not permitted in the premises unless by express written permission of Lessor, and, if such permission is given, Resident must sign a waterbed agreement and provide water bed insurance acceptable to Lessor in the amount of at least \$100,000.00, which policy shall name Lessor as an additional insured.
Notices	21. All notices by either party to this Agreement shall be in writing. Notice to Resident shall be made by personal delivery or shall be mailed to Resident addressed to the premises postage prepaid. Notice to Lessor shall be made by personal delivery given to the resident manager at the property
Attorney Fee	22. Should Lessor be compelled to commence or sustain an action at law to collect rent, or to dispossess Resident and to recover possession of the premises, or to recover damages for repairs to the premises or the furniture or furnishings thereto, or to enforce any other right hereunder, then Resident shall pay all costs incurred by Lessor in connection therewith, including reasonable attorney fees.

No Liability for Loss

23. Resident acknowledges that the premises and the property of which the premises is a part is not a "security" building. Lessor makes no representations nor warranties that the premises are secure from theft or any other criminal activity perpetrated by any resident or others. Security officers to the extent that they may be on the premises and other security facilities provided by Lessor are for the Resident's convenience only, and Lessor makes no warranty or representations as to the effectiveness of any such security officers or facilities as a deterrent against any criminal activity, damage, or injury to Resident or any invitee of Resident, or the personal property of Resident or any invitee of Resident. The owner is not responsible under any circumstances for conducting a search of, or obtaining any information regarding, the criminal behavior by or arrests or convictions of any resident, occupant, or guest in the apartment community.

Barbeques:

24. Only gas or electric barbecues are permitted to be used on patios and balconies.

Addendum:

25. By initialing as provided, Resident acknowledges that additional terms and provisions have been agreed upon which are designated as an Addendum, a copy of which is attached hereto and incorporated herein.

Joint and Several Liability:

26. Each person executing this Agreement as Resident shall be jointly and severally liable hereunder, whether of not in actual possession of the premises, and each such person is required to perform in full all obligations to be performed by Resident under this Agreement.

Miscellaneous:

27. Resident representations made in the rental application shall be considered inducement to Lessor to execute this Agreement. Misrepresentations in the application shall be considered as cause to terminate this Agreement. Each and every term, covenant and agreement herein contained shall be deemed a condition hereof. No oral agreements have been entered into and this Agreement shall not be modified unless such modification is reduced to writing. Waiver by Lessor of any singular breach of any singular term or singular condition of this Agreement shall constitute a waiver of subsequent breaches. Time shall be of the essence of this Agreement. The invalidity or partial invalidity of any provision of this Agreement shall not render the remainder of the Agreement invalid or unenforceable.

IN WITNESS WHEREOF, Lessor and resident have executed this Agreement in Duplicate the day and year first above in, and the undersigned Resident acknowledges having read the foregoing together with any Addendum and receipt of a copy thereof.

LESSOR: Buff Management

DBA: Rosewood Park Apartments

Date

Guarantor:

Date

Date

General Manager

Date

Date

4500 Mira Loma Drive
Reno, Nv 89502
(775) 826-8660 (775) 826-2910 (Fax)

Rosewood Park Apartments

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Apt #

CONCESSION ADDENDUM

The concession amount of #Error is given at _____ and _____ per month to Resident as an incentive to secure the specified lease.

In the event that Lessee vacates the premises for any reason prior to the expiration of the stated lease agreement term, Lessee agrees to repay said amount in addition to any other obligations under said lease agreement.

The current lease dates are from _____ to _____.

#Error Date

#Error Date

#Error Date

Management /Agent Date

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Apt #

COVERED & UNCOVERED PARKING LEASE AGREEMENT ADDENDUM

Tenant, hereinafter referred to as Resident, is hereby granted permission by Landlord to lease covered parking space # _____ subject to the terms and conditions of the Residential Apartment Lease Agreement and the following covered parking space rules and regulations.

The term of this agreement shall commence on _____ and continue Month to Month. Upon expiration of this agreement, Resident may, at Landlord's discretion, renew this agreement at the then prevailing covered parking rental rate.

Resident agrees to pay an additional _____ per month as Covered Parking Rent. Covered Parking Rent is due and payable in advance on the first (1st) day of each month, with the first month's Covered Parking Rent due and payable upon signing of this agreement. Payment of Covered Parking Rent, as it pertains to this Covered Parking Lease Agreement, is subject to all terms and conditions as specified for payment of apartment rent in the Residential Apartment Lease Agreement.

Resident agrees that this agreement permits parking in covered parking space # _____ only. Resident's second vehicle and guests must park in uncovered areas.

Resident agrees that the covered parking space will not be used as storage. Any vehicle left unused for a period of two weeks, or with expired tags, will be towed at owner' s expense unless special permission is granted by Landlord in writing.

Resident agrees that covered parking spaces are not to be used for parking or storage of recreational vehicles i. e. R.V.'s, boats, trailers, trucks, or vehicles used in any manner for commercial purposes.

Failure to comply with these terms and conditions will constitute a breach of this Covered Parking Lease Agreement and the Residential Apartment Lease Agreement. Upon written notice, violation may result in revoking this covered Parking Lease agreement, and your Residential Apartment Lease Agreement may be subject to termination. Resident is required to give a 30 day notice on the covered parking space.

Resident agrees to abide by these provisions and conditions and that this Covered Parking Lease Agreement Addendum shall be part of the Residential Apartment Lease Agreement.

#Error

Date

#Error

Date

#Error

Date

Management /Agent

Date

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Apt #

AUTHORIZED KEY RELEASE

It is the resident's responsibility to provide access to the apartment to occupants listed within the lease. If listed occupant presents himself or herself with acceptable identification at the management office asking for entrance to the apartment, should the management office provide access even if the occupant is a minor?

_____ YES

_____ NO

#Error Date

#Error Date

#Error Date

Management /Agent Date

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Rosewood Park Apartments

#Error
#Error
#Error

Apt #

PACKAGE ACCEPTANCE RELEASE ADDENDUM

Dear: #Error

Due to the fact that most shippers of parcels disclaim all liability for lost, misplaced, stolen or damaged parcels once they have been signed for, we must advise that you waive any claim against a shipper if you ask management of Rosewood Park Apartments to accept your parcels.

Likewise, Rosewood Park Apartments will not be responsible for lost, misplaced, stolen or damaged parcels received at the property. However, we do want to be of service to our residents as much as possible.

Therefore, if you do want the management of Rosewood Park Apartments to accept your packages in the future, please sign this waiver below and we will be happy to do so.

I #Error hereby authorize Rosewood Park Apartments, its staff, agents, and employees, to sign for and accept packages, letters, or deliveries of any kind, except certified mail which must be signed for by the addressee.

I agree to hold, Rosewood Park Apartments its staff, agents, and employees, harmless from any and all liability for lost, misplaced, stolen, damaged or returned parcels and from any liability or damages for or from dangerous or illegal deliveries signed for or accepted on the property pursuant to this agreement.

#Error Date

#Error Date

#Error Date

Management /Agent Date

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Rosewood Park Apartments

#Error
#Error
#Error

Apt #

PET AGREEMENT

Resident agrees that only the pet described below will occupy premises. No additional or different pet is authorized under this agreement. Additionally, there will be no visiting pets or pet-sitting at the subject premises.

Resident agrees that pet will be kept inside apartment at all times except when on a leash and accompanied by and under control of Resident.

Resident agrees that if pet becomes annoying, bothersome, or in any way a nuisance to other residents or to the apartment operation, Resident will immediately, upon written notice from management, remove the pet from the premises or vacate the apartment.

Resident agrees to deposit with Owner, upon execution of this supplementary Pet Agreement, the sum of _____ as an additional refundable Pet Security Deposit on the subject apartment, plus a non-refundable pet fee of _____. The monthly Pet Rent of _____ will be due with your monthly rental payment. This Pet Security Deposit is refundable in full or in part subject to the Owner's right to retain all or part of such deposits and is to reimburse Owner for damages caused by the Resident, Resident's pet or otherwise. The additional Pet Security Deposit cannot be applied to rent and is subject to all the terms and conditions set forth in the Apartment Lease Agreement. The additional Pet Security Deposit and pet fee do not relieve Resident from liability for any damages to the subject premises and does not prohibit the Owner from pursuing any and all damages to the subject premises, regardless of the cause of said damages.

Resident agrees that total height and weight of pet will not exceed 0 inches and 25 pounds when full grown.

Any failure to comply with the terms and conditions hereof shall constitute an event of default under Resident's Apartment Lease Agreement and Owner shall have the right to exercise all remedies contained in said Apartment Lease Agreement and the laws of the state in which said Apartment Lease Agreement is executed, including but not limited to terminating Resident's right of occupancy.

Type _____ Name _____ Age _____
Breed _____ Weight/Color _____

Pet Picture:

#Error

Date

#Error

Date

#Error

Date

Management /Agent

Date

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Rosewood Park Apartments

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Apt #

PERSONAL DATA SHEET

HOME TELEPHONE _____ EMERGENCY # _____

Please provide the following information for all persons residing at your apartment

Persons 18 and over:

Name	Birthday	Work Phone
_____	_____	_____
_____	_____	_____
_____	_____	_____

Persons 17 and under:

	Relationship
_____	_____
_____	_____
_____	_____

Vehicle Data:

Make	Model	Year	Lic #	Tabs Exp
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

List any other persons authorized to have a key to your apartment:

_____	_____	_____	_____
_____	_____	_____	_____

It is most important that you advise your guest(s) to use only uncovered parking spaces. The "Residents Only" spaces are authorized by assignment to use the covered stalls. Any offending vehicle is subject to towing at owners expense.

Please notify the office should any of the above information change.

#Error Date

#Error Date

#Error Date

Management /Agent Date

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Rosewood Park Apartments

Apt # _____

CONTROLLED ACCESS CARDS

I/We understand that lost, damaged, or stolen access cards will be replaced at \$50 each.

It is also understood that at the time of our move-out they must be returned with the rest of the keys. If they are not returned, the charge will be \$50 each.

Number of cards issued at Move-In _____

Date

Date

Date

General Manager

Date

GENERAL RENTAL PROVISIONS ADDENDUM

1. DAMAGE. "Tenant, hereinafter referred to as Resident" has carefully inspected the Apartment and finds it to be in a clean, rentable, undamaged condition except as noted on Resident's Move-In Report. Resident agrees to maintain the apartment in the same condition, free from unsightly debris and equipment.

Resident agrees to pay for all damages caused by the negligence of Resident or his invitees. Residents are cautioned to be careful with smoking materials. In the event of rain, all windows must be sufficiently closed to prevent rain from entering. The Resident will be held responsible for all drapery and carpet stains.

2. PARKING. Resident agrees that Owner has the right to control the method and manner of parking in the parking spaces in and around the premises, to designate what portion of the premises may be used by Resident, other occupants or guests for parking, and to tow away and store at Resident's expense any vehicle parked by Resident or others in unauthorized spaces. All vehicles must display current license plates and Resident agrees to remove any vehicle from the parking area promptly at the request of the Landlord.

A. FIRE LANES. ALL RED AND/OR YELLOW POSTED CURBS on the property are fire lanes. Parking along these curbs is prohibited. Vehicles parked next to red and/or yellow posted curbs will be towed from the property at the vehicle owner's expense in accordance with fire codes and city ordinances. Vehicles will be towed without further notice.

B. COVERED PARKING. (If Provided) A Resident has one assigned covered space. Second vehicles and guests must park in uncovered areas. Violations of this rule could result in the vehicle being towed from the property at the vehicle owner's expense without notice.

C. RECREATIONAL VEHICLES. Recreational Vehicles, boats and any form of trailers are not allowed on the premises unless community has a designated area.

D. MOTORCYCLES. Due to fire and safety regulations, motorcycles and mopeds must be parked in the parking lot only. Parking on sidewalks, breezeways, patios and balconies and inside apartments is strictly prohibited.

E. COMMERCIAL VEHICLES. Parking of commercial vehicles is not permitted on the premises. This includes trucks, trailers, or any other vehicles used in any manner for commercial purposes.

3. VEHICLE REPAIRS. Repairs and washing of vehicles are not permitted anywhere on the premises unless specialized facilities are provided. Vehicles not in good operating condition, or vehicles not in condition to legally operate on this state's streets and highways, or vehicles left unused, will be towed at the owner's expense. Regardless of condition, vehicles may not be stored on the premises.

4. NOISE. Radios, television sets, or any other sound equipment should be operated in a way that does not disturb others. Vocal or instrumental music, typing, pounding or other unusual noises are prohibited if the sound penetrates into other apartments. Loud noise, boisterous play, running on stairs, slamming of doors are prohibited.

5. HOUSEKEEPING. Housekeeping that might disturb others should be done during normal hours. Do not throw sanitary napkins, rags, matches cigarettes, course paper or kitchen refuse in toilet bowl. Place grease drippings in container and deposit in trash bin. All plumbing stoppage is the residents responsibility.

6. FIXTURES, WALLPAPER & PAINTING. All wallpaper or fixtures to be installed to woodwork or walls may be done only after consultation with Manager. The Manager will assist you with information in order to avoid damage to the premises. Painting or wallpapering of any portion of the premises is not permitted without written consent from the Manager.

7. WINDOWS, PATIOS, BALCONIES. No metal foil of any type may be used and drapes or blinds may be changed only with permission from the Manager. Any other types of window coverings must be approved by the Management. Any window covering must show white against the window. Resident agrees to keep balconies in a neat and orderly fashion, clear of unsightly articles, clothes or clothesline, and give Management the right to require the removal of any item deemed inappropriate.

8. CLUBHOUSE RULES. The Clubhouse is open to residents during those hours posted by Management. Shirts and shoes must be worn in the Clubhouse at all times. Pets are not permitted in the Clubhouse.

9. POOL RULES. Swimming pool and Jacuzzi rules are posted in the immediate pool area and must be observed at all times.

10. GUESTS. Residents are responsible for their guest's behavior in the apartment and on the premises. Landlord requests that Resident not entertain more than two (2) guests when using the facilities and that Resident accompany them at all times. Residents will be responsible for any damage caused by their guests.

11. GUARDED GATES. Regardless of whether or not the community has a guarded entrance, Residents acknowledge and agree that Management does not provide any type of security for the deterrence or prevention of crime and that Residents are responsible for their own safety.

12. PROMOTIONS. Occasionally the company offers rental promotions. Persons currently under lease including month-to-month tenancy are not eligible for the promotions. Only New Residents selecting apartments and paying deposits on the days of the promotion are eligible. Promotions are not transferable to other persons or properties.

13. REFERENCES AND JOINT LIABILITY. The use of this agreement of the masculine singular pronoun in reference to Resident shall nevertheless be deemed the appropriate reference if Resident is of female gender or is comprised of more than one person or entity. All parties, "Resident(s)" under this agreement shall be jointly and severally liable for all rental payments and for the performance of all other obligations of Residents under this agreement; and each parties' community property and separate property shall so be liable.

14. COMMON AREAS. Any area outside of the rental apartment is considered common areas. This includes but is not limited to: breezeways, sidewalks, grass areas, shrub beds, playgrounds, swimming pools, laundry rooms, clubhouses, etc. Common areas are to be kept free and clear of any and all personal items belonging to resident, guests, and employees. Personal items include but are not limited to: bicycles, BBQ grills, toys, lawn and patio furniture, cleaning aids, etc. It is understood and acknowledged that any and all items found in common areas are considered to be abandoned property and will be removed and disposed of without further notice to residents, other occupants and guests. It is further acknowledged that the property and employees will not be held responsible or liable for any items abandoned in the common areas.

15. SMOKE DETECTOR AGREEMENT. Resident agrees that it is his/her duty to regularly test the smoke detector and agrees to notify owner within 7 days of any problems. Resident agrees to replace the smoke detector's battery, if any, at any time the existing battery becomes unserviceable. No representation or warranties, whether oral, or implied, or otherwise, have been made by owner, it's agents or employees to residents regarding said smoke detector, or the alleged performance of the same.

16. APPLIANCES All appliances must remain with the apartment upon move-out.

#Error Date

#Error Date

#Error Date

Management /Agent Date

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Reno, Nv 89502
(775) 826-8660 (775) 826-2910 (Fax)

Rosewood Park Apartments

Apt # _____

DISCLOSURE FORM FOR LEAD-BASED PAINT

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

_____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing
(explain)

 X Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the lessor (check one below)

_____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below).

 X Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____ (c) Lessee has received copies of all information listed above

 X (d) Lessee has received the pamphlet "Protect Your Family from Lead in Your Home."

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Date

Date

Date

Management /Agent

Date

4500 Mira Loma Drive
Reno, Nv 89502
(775) 826-8660 (775) 826-2910 (Fax)

Rosewood Park Apartments

#Error
#Error
#Error

Apt #

**SATELLITE DISH INDEMINICATION AND
ACKNOWLEDGEMENT AGREEMENT**

Resident(s) will indicate to their agreement to the following by signing below:

Resident(s) desire to install a private satellite dish or antenna within the premises of the property leased to them.

In consideration of the rights of the Property, under applicable law, Resident(s) acknowledge that they will be responsible for any and all claims that may be made or arise in connection with or resulting from Resident's or Residents' installation of such a dish or antenna, and further agree to indemnify and hold the property and all it's affiliates and employees of the property and Sentinel Real Estate Corporation and it's affiliates, harmless from any and all such claims that may be made against them with or by virtue of such installation.

#Error Date

#Error Date

#Error Date

Management /Agent Date

WATER HEATER INSTRUCTIONS

Date-_____

Apartment community-_____

Apartment number-_____

Name-_____

I understand that my water heater temperature has been set at 125 degrees.

I understand that the water heater must never be tampered with or any adjustments ever be made by me or anyone else in my apartment.

I further understand that excessive water temperatures can cause severe burns and scalding.

The temperature settings must never be set above 125 degrees.

If I have any problems with my water heater I will contact the office so that a maintenance technician can come and check it and do any necessary repairs.

Residents name (please print)_____

Residents signature_____

Rosewood Park Apartments
4500 Mira Loma Drive
Reno, Nevada 89502

Dear Resident:

Asbestos containing materials (ACM) may be found in every building constructed before the early 1980's. Since Rosewood Park Apartments were constructed during this time period, we have conducted asbestos surveys to determine if there are any ACM locations at this property. Our inspection has revealed that some apartments at Rosewood Park do have ACM and we have prepared an Operations and Maintenance Program to minimize exposure to occupants.

Areas of the apartments that have been identified with possible ACM are:

- Acoustic ceiling spray
- Heating unit insulation and duct wrap
- Floor tile and linoleum in some locations
- Wall joint compound

The following information is provided for your benefit:

It is the United States Environmental Protection Agency's position that maintaining asbestos in place is the best policy to ensure building occupants are safe. However, when ACM are disturbed or in bad condition, removal must be performed.

Encapsulation means sealing the asbestos containing materials in place with an impenetrable sealant. This will prevent any possible chance of fiber emissions from ACM.

Rosewood Park Apartments has provided training to their Maintenance staff to implement an Operations and Maintenance Program to ensure that ACM are not disturbed by employees and are maintained in good condition. We have a trained ACM manager for Rosewood Park -- his name is James McCauley.

All staff and contractors working at Rosewood Park have been notified of the presence and locations of ACM and are responsible for preventing fiber exposure.

ACM will not release fibers in the air unless they are disturbed or powdered in some way. You should not, in any way, because disturbance of these materials; and you should immediately notify the ACM Manager if you suspect ACM have been disturbed.

Some asbestos exposure is natural and unavoidable in our society because asbestos is a naturally occurring mineral present in the environment, in our water, and many automobile break shoes which give off emissions during normal driving activities.

Our independent consultant, Environmental Science Services, Inc. has informed us that our acoustic ceilings are in good condition; and, that our policy of painting the ceilings upon turnover has thoroughly encapsulated (sealed) the ceilings. We will continue to encapsulate the ceilings upon tenant turnover.

We will begin shortly a program of encapsulating the duct wrap material in the heater closets in the apartments that have ACM.

The above information is provided for your benefit and should you have any questions, please call the Rosewood Park Apartments manager at (775) 826-8660. She will immediately consult our ACM Manager and inform him of the problem.

Tenant

Date

Management

Date



Rosewood Park APARTMENTS

NOTICE TO RESIDENT REGARDING RENTER'S INSURANCE

ROSEWOOD PARK APARTMENTS RECOGNIZES THE SIGNIFICANT VALUE YOU HAVE IN YOUR PERSONAL BELONGINGS INCLUDING FURNITURE, WARDROBE, AUDIO-VISUAL EQUIPMENT AND OTHER PERSONAL AFFECTS. HOWEVER, MANY RESIDENTS MISTAKENLY ASSUME THEIR LANDLORD IS RESPONSIBLE FOR THE SECURITY OF THEIR PERSONAL PROPERTY. THIS IS NOT THE CASE. YOUR LEASE STATES:

"LANDLORD LIABILITY. OWNER SHALL NOT BE LIABLE FOR ANY DAMAGES OR LOSSES TO PERSON(S) PROPERTY CAUSED BY OTHER RESIDENT(S) OR OTHER PERSON(S). LANDLORD SHALL NOT BE LIABLE FOR PERSONAL INJURY OR DAMAGE OR LOSS OF RESIDENT'S PERSONAL PROPERTY (FURNITURE, CLOTHING, ECT.) FROM THEFT, VANDALISM, FIRE, WATER, RAIN, SMOKE, EXPLOSIONS, OR OTHER CAUSE WHATSOEVER, UNLESS THE SAME IS DUE TO NEGLIGENCE OR INTENTIONAL CONDUCT ON THE PART OF THE LANDLORD. LANDLORD STRONGLY RECOMMENDS THAT RESIDENT SECURE HIS/HER OWN INSURANCE TO PROTECT RESIDENT'S PERSONAL PROPERTY. LANDLORD'S INSURANCE DOESN'T PROVIDE COVERAGE FROM TENANT'S PERSONALPROPERTY FOR ANY LOSS."

I HAVE READ THIS NOTICE AND THE SEGMENT IN MY LEASE WHICH STRESSES THE IMPORTANCE OF OBTAINING RENTAL INSURANCE. I REALIZE I MAY OBTAIN INSURANCE FROM THE AGENT AND/OR COMPANY OF MY CHOICE. INITIAL THE FOLLOWING:

_____ HAVE OBTAINED RENTER'S INSURANCE

_____ INTEND TO PURCHASE RENTER'S INSURANCE

_____ DECLINE TO INSURE AND UNDERSTAND THE RISK

APPLICANT DATE

APPLICANT DATE

APPLICANT DATE

GENERAL MANAGER DATE

ROSEWOOD PARK APTS FITNESS CENTER POLICIES

- Ⓞ Residents/employees, and guest of Rosewood Park Apartments use the facility at their own risk
- Ⓞ Fitness center is for the Resident/Employees of Rosewood Park Apartments use only
- Ⓞ Resident/Employees of Rosewood Park Apartments may bring TWO guest per apartment
- Ⓞ Resident/Employees of Rosewood Park Apartments are responsible for the conduct of their guest
- Ⓞ Resident/Employees of Rosewood Park Apartments MUST BE PRESENT WITH THEIR GUEST
- Ⓞ No persons under the age of 14yrs allowed in the GYM and/or the Jacuzzi
- Ⓞ Person's 14-17yrs of age must be accompanied by an adult that is a Resident/Employee 18yrs of age or older of Rosewood Park Apartments
- Ⓞ Please clean the equipment surfaces after use
- Ⓞ Dangerous horseplay, running, etc. is prohibited
- Ⓞ Shirts and shoes required at all times
- Ⓞ No tobacco allowed in the facility or pools (smoking or chewing)
- Ⓞ No alcoholic beverages allowed in the facility or pools
- Ⓞ No pets allowed in the facility or pools
- Ⓞ Rosewood Park Apartments is not held responsible for any lost stolen or damaged items

Management reserves the right to refuse admittance or eject any person failing to comply with the above health and safety regulations.

I have read and understand the above fitness center policies. I further understand that violations of any policies can result in my loss of rights to use the facilities here at Rosewood Park Apartments

Applicant Signature

Applicant Signature

Applicant Signature

. Signature

WAIVER OF LIABILITY FOR GYM USE

I/We hereby understand, acknowledge and agree for myself and (if applicable) for the members of my family and/or guest(s), to the following:

_____ I agree to observe and obey all posted rules and warnings, and further agree to follow any oral instructions or directions given by the employees, representatives or agents of Rosewood Park Apartments.

_____ I recognize that there are certain inherent risks associated with the use of the gym and I assume full responsibility for personal injury to myself and (if applicable) my family members and/or guest(s), and further release and discharge Rosewood Park Apartments for any injury, loss or damage arising out of my, my family and/or guest(s) use of or presence upon the facilities of Rosewood Park Apartments, whether caused by the fault of myself, my family, my guest(s), Rosewood Park Apartments or any third parties.

_____ I hereby acknowledge my responsibility in communicating any physical and psychological concerns that might conflict with participation in activity. I/We acknowledge that I am physically fit and mentally capable of performing the physical activity I choose to participate in.

By my signature I/We indicate that I/We have read and understand this Waiver of Liability. I am aware that this is a waiver and a release of liability and I voluntarily agree to its terms.

Applicant Signature

Applicant Signature

Applicant Signature

General Manager

Rosewood Park Apartments

4500 Mira Loma Dr.

Reno, NV 89502

Phone: 775-826-8660

Fax: 775-826-2910

Www.RosewoodParkReno.com

CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident at or near the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act {21 U.S.C 802})
2. Shall not engage in any act intended to facilitate criminal activity.
3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in N.R.S 453.566 and N.R.S 453.321 at any locations, whether on or near the dwelling unit premises.
5. Shall not engage in any illegal activity, including but not limited to:
 - A: Prostitution as defined in N.R.S 201.295;
 - B: Criminal street gang activity as defined in N.R.S 193.168;
 - C: Assault and battery as prohibited in N.R.S. 200.471 and N.R.S. 200.481, including domestic battery;
 - D: The unlawful discharge of a weapon on or near the dwelling unit premises, as prohibited in N.R.S Chapter 202;
 - E: Any breach of the lease agreement that jeopardizes the health, safety and welfare of the landlord, his agents, or other tenant, or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPERABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be a good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

General Manager _____ Date _____

EARLY TERMINATION OF LEASE CONTRACT ADDENDUM

This is an addendum to the lease contract between (Landlord's Name) Rosewood Park
Apartments and (Tenants Name(s)) _____
_____ for the property located at
4500 Mira Loma Drive #____/4650 Sierra Madre Dr #____, Reno, NV 89502.

I, the tenant understand that I will be held responsible for the following fees if I elect to terminate the lease contract early. As landlord I waive the right to seek additional rent beyond the 2 months from the date vacated. Tenant will still owe any charges due under the terms of the lease and/or Nevada law. Tenant will also owe any unpaid rent, fees and/or damages. Once tenant has vacated the premises AND turned the keys into the office, tenant will not owe any future rent. (This addendum also applies to any evictions)

Following Fees:

- Term of lease - (2) Months of rent (if lease ends within the (2) months you will be charged till the last day of your lease)
- 30 Day notice (if one was not put in) - Will be the amount of (1) month of rent
- Any unpaid rent
- Concession Payback

Tenant(s) Signature(s)
(All Lease holders must sign here)

X _____
Date
X _____
Date
X _____
Date
X _____
Date
X _____
Date
X _____
Date

Rosewood Park Apartments
General Manager Signature

X _____
Date