

Borealis Property Investments

a division of Blanton Enterprises, LLC

RENTAL AGREEMENT

This agreement is made effective on this 4th day of March 2022 between Blanton Enterprises, LLC (landlord) and Dawn Morse, Ti Morse, Rowan Morse (tenants). The landlord does hereby present rent and demise unto the said tenant(s) apartment number 3, of the building situated at 203 N Hoyt, Anchorage, Alaska on the following terms and conditions.

1. **TERM:** The premises are rented month to month with a minimum of 365 (three hundred and sixty five) days commencing on the March 5th. Holding over beyond the term by the tenant shall be deemed a tenancy at will and rent beyond the expiration of the term shall be at the monthly rate last applicable or at such higher rate as landlord may determine payable.
2. **RENT:** The tenant shall pay rent in the amount of \$1300 per month for the above apartment on the 1st (first) day of every month in advance (except the first month's rent, which is due on the day that the tenant gets the keys to the premises) to the landlord or their designee - Michael Blanton. Rent for March 2022 will be prorated as of the 5th making \$1132 rent and \$1300 security deposit required at move-in. Rent is considered late after the 6th (sixth) day of the month (five days after it is due). Tenant will be required to pay a late fee in the amount of \$100.00. Tenant agrees to pay this late fee promptly and to verbally communicate to the landlord when payment in full is made. By the 9th (ninth) day of the month if both the rent and late fee are not paid, tenant will be served with a 7(seven) day notice to vacate.
Tenant shall receive notice of at least 30 (thirty) days of any increase in rent.
3. **SECURITY DEPOSIT:** Tenant shall be required to deposit \$1300 as a security for the performance of the obligations of this lease and advance payment of charges which may become due upon termination of the tenancy. The security deposit shall in no event constitute liquidated damages for breach of this agreement but may be applied against damages for such breach including, but not limited to:
 - Cleaning charges
 - Unpaid rent
 - Repair of damages
 - Trash transport and fees
 - Key Replacements

TERMS

- a) Tenant shall occupy said premises for the term agreed to.
- b) Tenant shall fully conform to the obligations in this rental agreement or as they may subsequently be amended.
- c) Tenant shall surrender all keys to the premises to landlord. The unit is considered vacant the day the keys are returned.

Any refund shall be returned to tenant within 14 (fourteen) days after vacating the premises via certified mail to a forwarding address with an itemized statement of amounts withheld by the landlord.

- d) Tenant shall clean, repair and restore said apartment and return the same to landlord in its initial condition (reasonable wear and tear accepted) upon the termination of tenancy and vacating the unit. This includes cleaning drapes/blinds and commercial shampooing of carpets. Landlord and Tenant specifically agree that tenant must comply with the apartment cleaning instructions as provided in Addendum #2 attached to this agreement.
- e) Tenant shall give 30 (thirty) days written and verbal notice of his/her intention to vacate. Such notice must be given 30 (thirty) days prior to the next rental due date, which is the first day of the month. If tenant vacates before expiration of the 30 (thirty) days notice period, he/she shall be responsible for rent for the entire thirty day period or until the premises are rented, whichever is less. Tenant shall allow access to the premises for purpose of showing the unit to prospective tenants at reasonable times after landlord has given at least 24 (twenty-four) hours notice of his intent to enter the premises.
- f) Landlord and tenant specifically agree that all personal property left on the premises will be disposed of by landlord five days after the tenancy is terminated and landlord will not be liable for loss or damage for said property or its disposal.

- 4. PET DEPOSIT: Tenant agrees not to keep any pets without written permission from the landlord and a signed and dated addendum to this Agreement. Any pet deposit fees and clean up fees will be addressed in such addendum.
- 5. UTILITIES: Tenant shall pay for the following utilities and shall provide proof to the landlord in the form of a receipt for verification of the applicable utilities placed in tenant's name. Such proof shall be provided before keys to the premise will be given to the tenant.

- Gas Company _____
- Electricity Company _____
- Water/Wastewater Company _____
- Refuse Company: Solid Waste Services

The landlord PREFERS the use of energy efficient light bulbs in lamps and apartment replacement lighting as needed. Initials: SM Date: 3/5/22

- 6. PURPOSE: The premises shall not be used for any other purpose than a residence for 2 adults and 1 child. It is expressly understood that an increase in the number of tenants or occupants as shown above, aside from birth, without approval from the landlord, must be accompanied by a requested, filled out, accepted rental application and a new rental lease issued. If this condition is not met, it shall constitute grounds for the termination of this rental agreement. Visitors shall be considered tenants when they have occupied the residence for over 7 (seven) consecutive days without prior approval from landlord, and the above will be facilitated.
- 7. SUBLET: No tenant may assign his/her right to occupy an apartment under the rental. No tenant may sub-lease an apartment to any other person for any period.
- 8. CO-HABITATION: In the event that the premises are leased to co-habitators, it is understood and agreed that such tenants are jointly and severally responsible for all obligations, including but not limited to: security deposits, rent, utilities and damages. Should a roommate choose to move out, an addendum to the rental agreement (roommate move out form) must be filled out and signed by both the roommate that is leaving and the roommate that is staying. It is expressly understood that no roommates (new or additional) may move in without an approved application and a new rental agreement signed and dated, and given written permission from the landlord.

9. TENANT OBLIGATIONS: Tenant shall:

- a) Keep the demise premises in a clean and sanitary condition.
- b) Properly dispose of all rubbish, garbage and waste in a clean and sanitary manner at reasonable and regular intervals and assume all costs of extermination and fumigation for infestation caused by tenant.
 - At no time should garbage or other refuse be tossed from balconies or windows or be left outside doors, front or back to any unit. Tossed garbage is subject to a \$250.00 clean up fee, left outside doors \$25.00 per bag/item. Upon given notice by landlord, fees will be charged to tenant's monthly rent as balance due, payable by the first of the next month.
 - Tenants shall not and shall ensure that their visitors shall not dispose of cigarette buds on the premises of the property. Cigarette buds tossed on or around the property, balconies, and/or terraces are subject to a \$100.00 clean up fee. Upon given notice by landlord, the fee will be charged to tenant's monthly rent as balance due, payable by the first of the next month.
 - Anything oversized including household furnishing, tires, mattresses, appliances, etc. should be disposed of per Anchorage Municipality's instructions and regulations and should not be left on the property. Hazardous waste and prohibited waste, as defined by the Anchorage Municipality and the Municipal Solid Waste Services shall be disposed of at tenant's expense by tenant, according to Anchorage Municipality instructions, rules, regulation, and policy.
- c) Properly use and operate the electrical, gas heating, plumbing and other fixtures and appliances. Any damage or maintenance expense incurred as a result of neglect or improper use will be charged to tenant. All issues relating the above need to be reported to landlord immediately for prompt resolution.
- d) Not destroy, deface, damage, impair or remove a part of the premises, its appearance, facilities, equipment, furniture, furnishings, appliances or fixtures. Tenant will not permit any member of the family, invitee, licensee or other person acting under his control to do so.
- e) Not to permit excessive noise, nuisance or common waste.
- f) Keep the front door closed at all times.
- g) Surrender all keys upon vacation of the premises. You have been issued 3 keys for the front door to the unit and 1 mailbox keys. The fee for each key type not returned is \$50.00 per type, to be deducted from security deposit.
- h) Unit and surrounding area is considered clean and in good repair except as noted on the apartment inspection sheet, which both tenant and landlord signed and dated upon move in.
- i) Not to have overnight guests in excess of 7 (seven) consecutive days without prior approval of landlord.
- j) Park only in the assigned parking spaces: One spot in front of the building. Additional street parking available for extra vehicles and visitors
- k) Removal from premises of any motor vehicle which is not in running condition or has expired tags. Once a 3 (three) day notice is issued by the landlord for such a vehicle, and not removed, the vehicle will be towed at the owner's expense, the fee will be charged to your monthly rent as balance due, payable by the first of the next month.

- l) Tenant will not store any trailers, motor homes, or any recreational vehicles of any kind on the premises.
 - m) Tenant assumes all responsibility for keys and will be subject to a minimum charge to replace them. All key lock outs and replacement requests are to be directed to Michael Blanton (907) 952-6176. Identify yourself as a tenant of 203 N Hoyt. Be prepared to show matching address ID for the unit. After 3 key lock outs within one year (12 months), a \$25.00 fee will be charged per lock out and the fee will be charged to your monthly rent as balance due, payable by the first of the next month.
 - n) In the summer, the lawn should be free of any objects that may interfere and obstruct proper mowing.
 - o) Tenant shall notify landlord of an anticipated extended absence from the premises in excess of 7 (seven) days. If such notification is not provided landlord may consider the premises to be abandoned after an absence in excess of 7 (seven) days.
10. **LIABILITY:** Tenant accepts apartment in present condition and understands that the landlord and/or owner can in no instance be responsible for damage, damage by force majeure such as but not limited to storm, wind, floor, and or casualty caused by the building or building repair, other tenants, employees or other occupants of said building.
- Note: there is special tenant's homeowners insurance available through your insurance company and landlord strongly suggests that tenant gets it.
11. **ALTERATIONS:** Tenant shall not paint or make any alterations to the premise without the prior written consent of the landlord.
12. **APARTMENT RULES AND REGULATIONS:** Tenant has received a copy of the apartment rules and regulations addendum #1. Breach of the rules and regulations expressed both in the agreement and the addendums is a breach of this agreement. The rules and regulations may be amended upon 30 (thirty) days written notice to tenant.
13. **LANDLORD'S OBLIGATIONS:** Landlord shall:
- a) Notify tenant of any changes as to the person or address of the landlord.
 - b) Maintain all structural components in good repair.
 - c) Keep common areas and lawns reasonably clean and safe.
 - d) Provide and maintain appropriate receptacles in common areas for the removal of rubbish, ashes and garbage incidental to occupancy and arrange for the regular and reasonable removal thereof.
 - e) Maintain all electrical, plumbing, heating and other facilities and appliances supplied by landlord in reasonably good working order. Heating will be considered more than adequate at 72F degrees, and is considered a waste of energy beyond that.
 - f) Landlord shall provide and maintain locks and furnish keys reasonably adequate to insure safety to the tenant's person and property. Landlord retains the right to charge tenant for lost keys and for additional locks requested by tenant in excess of those normally used. Under no circumstance shall the tenant, personally or with someone's help/service, change locks, the landlord is to be called for this.
14. **ACCESS:** Landlord reserves the right of access to the premises for the purpose of: inspection, repairs, alterations or improvements, to supply services, to exhibit or display premises to prospective or actual purchasers, mortgagees, tenants, workmen, contractors, or repairmen. Access shall be on written or

verbal 24 (twenty-four) hours notice and at reasonable times except in case of emergency or abandonment.

- a) It is required that the landlord performs a safety, security and structural inspection on the unit every 6 months. The landlord will give notice to the tenant 24 (twenty-four) hours or more of the appointed date and time.
- b) It is required that all units carpeting must be professionally cleaned by a licensed and insured carpet cleaning company every 12 months. If there is an approved pet in the unit, then every 6 months. Proof of receipt is required. Initials DM chay not to do this w/Quasi Date 3/5/2022

15. SURRENDER OF PREMISES: In the event of non-payment of any installment of rent or at the expiration of the rental agreement, tenant will quit and surrender the said premises to the landlord. Termination by either party shall be by written and verbal notice delivered to the other party prior to the next rental due date, which is the first day of the month and shall be effective 30 (thirty) days thereafter.

16. UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT A.S. 34.03.010-34.03.360 is the Alaska statutes that is the controlling factor of this agreement and is the statutes adopted by landlord. Any fact not named in this agreement will be controlled by said act.

- a) Failure of the landlord to exercise any right, either addressed under this agreement or otherwise available to landlord, shall not be considered a waiver of any such right or condition thereof.

17. MILITARY CLAUSE: In the event that tenant is employed by the armed service and transferred out of the vicinity with less than 30 (thirty) days notice, landlord requests a copy of the transfer orders. Such compliance will constitute a waiver of the 30 (thirty) days notice requirements.

18. CHILDREN: Tenants are responsible for any damages caused by negligence or willful misconduct of the children in their supervision or custody. Children are to be kept under control. Tenants are responsible for keeping the walkways, parking areas, halls, laundry room and all other common areas clear of toys, bicycles, etc. At no time will the tenant allow children to play in hallways, laundry rooms, or stairways.

19. ADDITIONAL COMMENTS:

IN WITNESS WHEREOF, tenant and landlord or his agent, each have caused this Agreement to be executed:

TENANT: (print) Dawn Morse (sign) [Signature] DATE: 5/1/2022

TENANT: (print) _____ (sign) _____ DATE: _____

TENANT: (print) _____ (sign) _____ DATE: _____

TENANT: (print) _____ (sign) _____ DATE: _____

LANDLORD/AGENT:(print) Michael Blanton (sign) [Signature] DATE: 03/05/2022

BUILDING LANDLORD/AGENT NAME: Michael Blanton & Daniel Blanton
PHONE NUMBER: (907) 952-6176 & (907) 306-8634

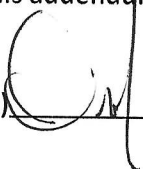
APARTMENT RULES & REGULATIONS

ADDENDUM #1 TO RENTAL AGREEMENT

1. Entrances, hallways and stairways: in compliance with fire codes, these areas must remain unobstructed at all times. No running or playing on the stairs or in the hallways is permitted.
2. No tenant may make or permit any disturbing noise by himself, his family, friends, or visitors. Radios, televisions, stereos and voices must be regulated at all times and particularly after 10:00 P.M. Any boisterous conduct or other actions, which will disturb the peace and quiet of the premises, are prohibited.
 - a) Quiet time is considered from 10:00 p.m. to 7:00 a.m. daily.
3. Guests/visitors: Tenants are totally responsible for their guest(s)'s actions while on the premises. Tenants may have occasional overnight guests without notice to or consent from landlord. However, tenants must have permission of the landlord/owners to have guests occupy the premises for more than seven (7) consecutive days. No person is permitted to occupy the premises unless authorized by the rental agreement.
4. Balconies, Patios & Decks: These areas must be kept free from debris or those things that will create an unsightly appearance and create possible safety hazards.
5. Barbeques, Grills, Hibachis: Are not allowed to be operated next to the building(s) and/or on decks, patios, balconies.
6. Picture Hanging & Alterations: Use only small nails, picture hanging j-hooks, picture hanging Command strips. Absolutely no alternations are permitted without prior written permission from the landlord.
7. Tenant must keep his/her unit in a clean & sanitary condition.
8. Vehicles: No major repair work of any kind or oil changes may be preformed on any vehicle on these premises or parking areas. Tenant must park only in their assigned parking spaces and must remove inoperable vehicles from the premises or the landlord will have them removed at the tenant's expense. Washing of vehicles is not permitted on the premises.
9. Trash: Garbage & trash are to be placed in the rolling carts. Do not leave garbage or trash outside or sitting on patios, balconies or by the front or back doors. Storing combustible items such as gasoline on the premises is prohibited.
10. Smoke Alarms or Fire Alarm Systems: are not to be disconnected or altered in any way. Tenant is responsible for replacing the batteries in the unit's smoke alarm as they wear out.

11. Toilets, sinks or tubs and washbasins are to be used only for the purpose for which they were intended. Sewer lines that become clogged due to tenant's misuse will be addressed at tenant's expense.
12. All leaking faucets, toilets and/or defects in the apartment, and appliances not in good working order should be reported promptly to the landlord.
13. Laundry rooms shall not be used past 10:00 P.M.
14. Children: Must be controlled and not allowed to disturb other tenants or the landlord. Children must play in designated play areas and the guardian or responsible tenant is responsible for keeping all toys, bicycles and other articles picked up and stored in tenants apartment.
15. No animals or pets of any kind shall be kept in or about the premises without written permission from the landlord.
16. Waterbeds are not allowed under any circumstances.
17. Fumigation: Tenant will be responsible for fumigation should he or his/her pet bring pests into the unit.
18. Smoking in the building, on the decks, and under the carport is not allowed.

Tenant(s) hereby acknowledge(s) receipt of a copy of this addendum. Tenant(s) agree(s) to abide by this addendum.

TENANT: (print) Dawn Morse (sign)  DATE: 8 March 2022

TENANT: (print) _____ (sign) _____ DATE: _____

TENANT: (print) _____ (sign) _____ DATE: _____

TENANT: (print) _____ (sign) _____ DATE: _____

CLEANING INSTRUCTIONS WHEN VACATING

ADDENDUM #2 TO RENTAL AGREEMENT

A thorough check of the unit will be made by landlord before returning your security deposit. Any necessary cleaning expenses or repairs will be deducted from your deposit. Special notice is to the taken of the following:

1. All carpets must be commercially cleaned by the tenant or the landlord will have this done and deduct the cost from the tenant's security deposit. Show of receipt as proof of cleaning will be required. Landlord to determine what company is used from three bids presented by the tenant or tenant can opt to use landlord's preferred carpet cleaning company and have amount due deducted from the security deposit.
2. Kitchen, bathroom, living room, and entry floors must be scrubbed and cleaned, including cove base.
3. Stove and refrigerator must be thoroughly cleaned, inside and out. The refrigerator must be pulled away from the wall, cleaned around and under, and then returned to its original place. Burner pans (drip pans) must be thoroughly cleaned or replaced by the tenant. If the stove cannot be moved, take out the bottom drawer and clean under it. Overhead and vent fans above the stove must be cleaned and free of grease. Hood vent filters must be replaced by the tenant.
4. All light fixtures must be cleaned. Replace any bulbs that are out. ONLY energy efficient replacements are to be used.
5. All windows (that can be reached) and the window ledges, trim and inside tracking must be cleaned inside and out.
6. Bathroom fixtures, vent fans, tub enclosures, sink and medicine cabinet must be scrubbed and cleaned.
7. Kitchen cabinets and all closets must be emptied and washed/wiped inside and out.
8. Remove dirt spots on walls with any type of spray cleaner that does not remove the paint. All nails must be removed and holes must be repaired.
9. All drapes and/or blinds are to be cleaned and/or washed.
10. Walkways and decks outside the unit must be swept and/or vacuumed.
11. All garbage, trash, and personal items inside and out must be removed and properly disposed of. Large items, mattresses, appliances, furniture, etc. cannot be put in the rolling cart. Such items must be taken to the Municipal Landfill or Recycling Center at the tenant's expense.

Details of Charges that could be incurred if unit is not clean and in proper working order.

Cleaning service \$50.00 per hour x # hours (Includes supplies and labor.)

Maintenance Service \$50.00 per hour x # hour (Includes drive time to pick up supplies needed to fix and/or replace items above and time spent doing such.)

Maintenance Service \$50.00 per hour x # hour (Includes drive time to pick up supplies needed to fix and/or replace items above and time spent doing such.)

Tossed garbage is subject to a \$250.00 clean up fee, left outside doors or in the residence- \$25.00 per bag/item.

Cigarette buds outside and around the apartment and are subject to a \$100 clean up fee.

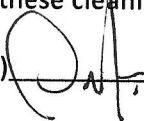
Disposal of large items, mattresses, appliances, electronics, furniture, hazardous waste, etc. by landlord is subject to Anchorage Municipality disposal fees at time of disposal plus an additional \$250.00 clean up fee (Includes transportation and time costs).

Any questions concerning these cleaning instructions will be answered by the building landlord/owners.

Tenant hereby acknowledges receipt of a copy of these cleaning instructions.

TENANT: (print) Dawn Morse

(sign)



DATE:

5 March 2022

TENANT: (print) _____

(sign) _____

DATE: _____

TENANT: (print) _____

(sign) _____

DATE: _____

TENANT: (print) _____

(sign) _____

DATE: _____

STATEMENT OF UNIT CONDITION

TENANT'S NAME: Dawn Morse

ADDRESS: 203 N Hoyt UNIT #3

N=NEW

G-GOOD

P=POOR

C=CLEAN

D-DIRTY

ITEMS	MOVE IN CONDITION	COMMENTS	MOVE OUT CONDITIONS	COMMENTS
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<u>LIVING ROOM</u>	<u>N</u>	<u>G</u>	<u>P</u>	<u>C</u>	<u>D</u>		<u>N</u>	<u>G</u>	<u>P</u>	<u>C</u>	<u>D</u>	
Doors/Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls/Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drapes/Blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lights/Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Closets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Balcony/Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>KITCHEN/DINNING ROOM</u>												
Doors/Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls/Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Drapes/Blinds	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Lights/Fixtures	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Range/Oven	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Vent Fan/Hood	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Drip Pans	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Refrigerator	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Garbage Disposal	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	NA	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Sink	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Counter Tops	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Cupboards	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Fire Exit	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Heat Units	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
BATH	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Doors/Locks	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Walls/Ceiling	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Shower/Tub	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Lights/Fixtures	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Lavatory	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Sink/Faucets	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Toilet	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Towel Bars	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Medicine Cabinet	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Cupboard	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Heat Units	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

BEDROOM 1					
Doors	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Walls/Ceiling	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Floors/Carpets	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Lights/Fixtures	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Drapes/Blinds	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Closet	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Heat Units	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
BEDROOM 2					
Doors	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Walls/Ceiling	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Floors/Carpets	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Lights/Fixtures	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Drapes/Blinds	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Closet	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Heat Units	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
BEDROOM 3					
Doors	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Walls/Ceiling	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Floors/Carpets	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	NA	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Lights/Fixtures	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Drapes/Blinds	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Closet	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Heat Units	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

SMOKE DETECTOR AND FIRE EXTINGUISHER

ADDENDUM #3 TO RENTAL AGREEMENT

DATE: March 05, 2022.

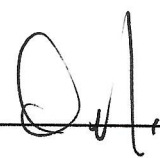
NAME: Dawn Morse

ADDRESS: 203 N Hoyt Unit #3

The premise located at the above address is equipped with a battery operated smoke detector, CO2 detector and a fire extinguisher.

As of the date above I/we have inspected the smoke alarm and CO2 detector and are working properly. I/we have also inspected the fire extinguisher and it is charged.

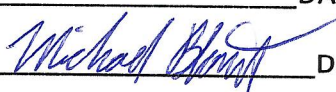
I/we as the tenants do understand and agree that it is my/our responsibility to "test" the smoke alarm and CO2 detector monthly and to insure that the battery is in working condition at all times. If after replacing the batteries, either/both units do not work properly, tenant will inform the landlord immediately.

TENANT: (print) Dawn Morse (sign)  DATE: 8 March 2022

TENANT: (print) _____ (sign) _____ DATE: _____

TENANT: (print) _____ (sign) _____ DATE: _____

TENANT: (print) _____ (sign) _____ DATE: _____

LANDLORD/AGENT:(print) Michael Blanton (sign)  DATE: 03/05/2022

PET APPROVAL AGREEMENT

ADDENDUM #4 TO RENTAL AGREEMENT

DATE: March 5, 2022

NAME: Dawn Morse

ADDRESS: 203 N Hoyt #3

The above tenant has been given permission from management to house a pet(s) 1 cockatiel in this unit.

The undersigned tenant, in the return for the privilege of being permitted to house a pet (s) in his/her apartment agrees that:

1. Said pet(s) shall be controlled by tenant so that it will not:
 - Disturb or cause inconvenience to any neighbors, visitors, management or guest by any noise, smell or any act, either friendly or unfriendly.
 - Damage any landscaping, building or property of any neighbor or owner.
2. Tenant accepts all liability for his/her pet to persons or property and will pay upon demand for any and all damages contributed to or caused by his/her pet.
3. Tenant agrees to pay the cost of fumigation should his/her pet become infected with any kind of pest.

In the event that tenant or his/her pet violates any of the above conditions and regulation, tenant agrees to the following:

- Pay any damage charges caused by the pet
- At the option of the landlord/manager, tenant will permanently remove his/her pet from the premises within (10) days of written notice to do so, and may be evicted with (30) days notice.

I have read the above stated rules and agree to the same. I also agree to pay a \$250.00 non-refundable pet deposit for each pet.

TENANT: (print) Dawn Morse

(sign)



DATE:

5 March 2022

TENANT: (print) _____

(sign) _____

DATE: _____

I HEARBY GIVE PERMISSION TO THE ABOVE NAMED TENANT TO HOUSE THE ABOVE MENTIONED PET (S) UNDER THE CONDITIONS OF THIS SIGNED PET AGREEMENT.

LANDLORD:(print) Michael Blanton

(sign)



DATE:

03/05/2022