

RESIDENTIAL LEASE

ADDRESS OF _____

Ann Arbor, MI 48104

LEASED PROPERTY:

Apartment Unit House

TOTAL RENT: \$ _____

MONTHLY INSTALLMENT: \$ _____

SECURITY DEPOSIT: \$ _____

MANAGEMENT FEE: \$165 per lessee

TERM OF LEASE: Beginning _____

Ending NOON _____

LESSEE (This term shall apply individually to each of the following individuals, and jointly and severally to all of them.): (Print name below)

LESSOR: CAMPUS REALTY
1335 S. UNIVERSITY
ANN ARBOR MI 48104

In consideration of the mutual covenants herein stated, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, for private residential occupancy, the property described above, together with the fixtures, furnishings and appliances therein at any time furnished by Lessor (collectively, the "Premises") for the above Term of Lease.

UTILITIES PAID BY LESSEE: ELECTRICITY WATER HEAT COOKING GAS SEWER

Lessee acknowledges that Lessee has received and reviewed lead-based paint information, a Tenant's Rights and Responsibilities booklet and a move-in checklist as required by statute. Lessee's Initials: _____

COVENANTS

1. RENT. Lessee shall pay Lessor the Total Rent above at commencement of the Lease; provided that so long as Lessee is not in default under this Lease, or as otherwise provided herein, Lessee may pay the Total Rent in the Monthly Installments set forth above, due on the first day of each month. Lessor may require rent to be paid with certified funds, money orders and/or in a single payment. Rent is considered paid only when received by Lessor at the Place of Payment below. **First Month's Rental Installment for the entire Premises must be paid in full before keys will be issued to any Lessee.**

2. PLACE OF PAYMENT AND NOTICES. Notices to Lessee shall be emailed or delivered to the Premises. Payments of rent or other charges due from Lessee and notices to Lessor shall be mailed or delivered to Campus Realty, 1335 S. University, Ann Arbor, MI 48104. Notices under this Lease or required by law shall be in writing. Notices that are mailed are deemed delivered to the other party on the next regular day for delivery of mail after being stamped with sufficient postage and deposited in a United States mailbox. Notices that are emailed are deemed delivered to the other party on the same day sent.

3. SECURITY DEPOSIT. Lessee shall pay the Security Deposit at the Place of Payment prior to any keys being issued to any Lessee. The first payment received by Lessor from any Lessee shall be applied to the Security Deposit, until the full Security Deposit has been paid to Lessor. The Security Deposit, or any portion of it that is returned, shall be returned by dividing the total amount into checks of equal amount for each individual named above as a Lessee. The Security Deposit shall be held by Lessor and disbursed to pay for damage to the Premises, if any, as provided by law. Lessee may not, without Lessor's prior written consent, apply the Security Deposit to any Monthly Installment or to any other sum due under this Lease. Within thirty (30) days after Lessee has vacated the Premises, returned the key(s) and provided Lessor with a forwarding address in writing, Lessor will return the Security Deposit in full or provide Lessee with a written statement itemizing the reasons for, and the dollar amount of, any Security Deposit

funds retained by Lessor, along with a check refunding any deposit balance provided Lessee has supplied Lessor with a forwarding address, in writing, within four days of vacating the leased premises. All communications relating to the Security Deposit shall be addressed to Lessor at the Place of Payment. Lessor shall not be obliged to provide possession of the Premises until the entire Security Deposit is received by Lessor.

4. APPLICATION. Lessee's application to lease and all representations contained therein are incorporated as part of this Lease. Lessee warrants that all information contained therein and herein is true, and authorizes verification thereof. If any of that information is false, Lessor may terminate this Lease or exercise any other available remedy.

5. UTILITIES. Lessee will pay the utilities paid by Lessee, as indicated by checking the circles above, directly to the provider of such utility when due and shall pay any penalties imposed by providers because of Lessee's late payment of bills. Lessee shall pay Lessor a \$30.00 service charge for each utility bill Lessor receives which is required to be paid separately by Lessee. Lessee will pay to Lessor with each rental payment a pro-rata share of the monthly utility costs, based on the number of occupants in each individual apartment, for any utilities that have a shared meter for the building, and in certain cases Lessor may apply a different method of apportioning utility costs. Where Lessee is separately and solely responsible for charges for water, sewage disposal and storm sewer services to the Premises, Lessee acknowledges that payment of charges for water, sewage disposal and storm sewer services may be enforced by the Utilities Department discontinuing service to the Premises. [Pursuant to Ann Arbor City Ordinance, Lessor informs Lessee that Lessee's heating cost obtained from DTE Energy prorated monthly is \$200.00, or annually \$2,400.00. This charge may vary depending on the severity of the winter and Lessee's thermostat and energy conservation practices.]

6. APPLICATION OF MONEY FROM LESSEE. Each Lessee is responsible for keeping him/herself and any guarantors informed about the status of his/her account with Lessor. Lessor shall apply

the first payment received from Lessee to the Security Deposit. After the full Security Deposit has been paid to Lessor, money received by Lessor from any Lessee shall be applied to Lessee's account in the following manner: first to satisfy unpaid late fees, dishonored check fees, pet, key, service and other charges owed by Lessee; second to maintenance and repair costs chargeable to Lessee; third to outstanding legal fees and/or court costs legally chargeable to Lessee; fourth to outstanding utility bills that are the responsibility of Lessee; and fifth to rent.

7. LATE FEES AND DISHONORED CHECKS. Each individual Lessee shall pay, with each Monthly Installment, a late fee of \$25.00 for rent that is paid after the 4th of the month plus an additional late fee of \$50.00 for rent that is paid after the 9th of the month. Partial payment of a month's rent does not abate late fees. Lessee shall owe Lessor \$50.00 for each dishonored check in addition to late fees.

8. KEY CHARGE. Lessor may charge Lessee a reasonable amount for lost keys and lockouts. Reference "Rules and Regulations" applicable to the Premises.

9. USE OF THE PREMISES. The Premises shall be occupied solely for residential purposes by the Lessee listed on this Lease above. Neither Lessee nor any person visiting Lessee shall suffer, perform or permit any act or practice that may damage the reputation of the Premises, be injurious or disruptive to the Premises and operation thereof, be disturbing to other tenants or constitute a nuisance, be illegal or serve to increase the rate of insurance on the Premises. Lessee shall be responsible for the conduct of all persons visiting Lessee and shall pay for the repair of damage to the Premises caused by Lessee and all persons visiting Lessee. Lessee shall use the Premises for residential purposes only and refrain from conduct that disturbs the privacy of other tenants or interferes with the rights of other tenants to their rightful use, occupancy and enjoyment of the Premises. No business of any sort shall be located in or conducted from the Premises. Neither Lessee nor any person visiting Lessee shall carry or possess any firearm, bow and arrow, crossbow, spear, sword, axe, machete, explosive or the like or any other item that Landlord deems to be a weapon on or in the Premises, the land or the building of which the Premises is a part.

10. ACCESS. During the Lease, Lessor or its agent may enter the Premises in an emergency or to perform repairs, maintenance, code inspections, appraisals, insurance inspections, or for other purposes related to the operation of the building. Lessor or its agent may also enter the Premises to show them for sale or lease. Except for entry during an actual or apparent emergency, all entries shall be made during reasonable hours and with consideration for Lessee's privacy, and Lessor shall make reasonable effort to inform Lessee in advance of its intention to enter and shall attempt to establish a mutually acceptable time. Lessee shall not unreasonably withhold consent to the Lessor to enter the Premises at reasonable times for reasonable purposes as provided above by statute or ordinance, and Lessee shall be liable for any damages caused by breach of this provision.

11. LESSEE TO MAINTAIN. Lessee shall keep the Premises and the fixtures, furniture and appliances therein in a clean, slightly and sanitary condition, in good repair, and in accordance with any and all applicable ordinances and regulations. Lessee shall not cause or permit any waste, misuse or neglect to occur to the water, gas, and electric and other utilities fixtures or to any other portion of the Premises. A statement for the cost of any repairs/replacements (other than normal wear and tear) during the term of this Lease may be sent to Lessee and shall be due and payable with the Monthly Installment for the month following the month in which such

All lessees initial here:

statement is sent. Unpaid statements for repair and replacement costs shall be treated as unpaid rent under the forfeiture and remedies sections of this Lease.

12. NO IMPROVEMENTS OR ALTERATIONS. Lessee shall not make any improvements or alterations to the Premises nor install any appliances, locks, cables, telephone lines, satellite dishes or other equipment which must be attached or affixed to the Premises without the prior written consent of Lessor in each instance. Lessor is not liable to reimburse Lessee for any improvements unless agreed in writing. Any improvement is the property of the Lessor.

13. REPAIR REQUESTS. Repairs may be performed only by Lessor or its agents. So that repairs may be performed efficiently, Lessee agrees to submit to Lessor any repair request in writing with Lessee's phone number(s) and times when Lessee may be reached. The request shall state in specific terms the repair requested and, if more than one repair is included, it shall prioritize the importance to Lessee of the repairs listed. To facilitate a cooperative Lessor-Lessee relationship, Lessee agrees to provide: a) written notice if a repair was not completed timely or if a repair is completed unsatisfactorily and b) reasonable opportunity for Lessor to perform the repair or to remedy the unsatisfactory repair. Lessor is not liable to Lessee for the failure to repair unless and until Lessee has notified Lessor in writing of the need for repair and a reasonable amount of time to make the repair has passed thereafter. Notwithstanding the above, emergencies shall be reported immediately to (734) 786-6772 or other number supplied by Lessor.

14. PARKING. No parking is included in this Lease. Parking privileges, if any, are granted in a separate Parking License. If any vehicle is parked improperly in Lessor's sole discretion or illegally on the land of which the Premises is a part, such vehicle shall be towed at the owner's expense. Campus Realty will not get involved with any parking disputes between the vehicle owner and the towing company.

15. STORAGE. No storage outside the interior of the Premises is included in this Lease. Lessor shall not be responsible for any loss or damage to Lessee's property which may be placed on or about the Premises.

16. INSURANCE. Neither Lessor nor its agents are responsible for theft, damage, loss or destruction of personal property of Lessee or Lessee's guests or invitees because of fire, water, acts or omissions of third parties or from any cause whatsoever, unless caused by Lessor's gross negligence or illegal conduct. **LESSEE IS SPECIFICALLY ENCOURAGED TO INSURE HIS PERSONAL PROPERTY.**

16a. INSURANCY AND INDEMNITY ISSUES. Lessee agrees to hold harmless, defend, and indemnify Lessor from and against any and all claims that arise in, on, or about the Premises from any cause whatsoever, including where Lessor is partially negligent, but provided that Lessor is not solely negligent in causing the injury, including all settlements, judgments, attorney's fees, and court costs

17. HOLD HARMLESS. Lessee agrees for himself, his heirs and executors, to hold Lessor harmless from all damages, loss, including lost rents, or liability that results from or that may arise out of Lessee's negligent or illegal use or intentional misuse of the Premises, including the common areas of any apartment building. In the event of a claim against Lessor's insurance resulting from the acts or omissions of Lessee, his visitors, guests or any other people, Lessee will reimburse Lessor for its insurance deductible. Resident expressly and unequivocally agrees to be liable to the Landlord and/or the Landlord's insurer in tort for damage to the premises, including but not limited to fire and water damage, caused by

Resident's negligent conduct, illegal use or intentional misuse or the negligent conduct, illegal use or intentional misuse of the leased premises by Resident's occupants, guests, licensees, invitees or agents. Resident agrees to comply in all respects with any policy of insurance covering said premises or contents so as not to cause an increase in premium or void any insurance policy.

18. SURRENDER OF PREMISES AND RETURN OF POSSESSION. At the termination of this Lease, by lapse of time or otherwise, Lessee shall yield up and surrender immediate possession to Lessor, and deliver all keys to Lessor. The locks of the Premises shall be changed upon the termination of this Lease. Upon termination of this Lease, Lessee shall yield and return the Premises back to Lessor in good repair and in slightly and sanitary condition, reasonable wear and tear excepted. If Lessee fails to do so, Lessee agrees to reimburse Lessor and his agents for any expenses to restore the Premises to good repair and to slightly and sanitary condition. If Lessee fails to vacate the Premises upon termination, Lessee shall pay a sum equal to double the amount of Total Rent set forth as liquidated damages prorated for the time that possession is held over by Lessee; and if Lessor fails to provide written notice to Lessee of Lessor's election to extend the term of this Lease upon all the terms and conditions herein for one year, Lessee shall become a month-to-month tenant upon all the terms and conditions contained herein. Lessee shall also compensate Lessor for any and all damages incurred by Lessor by virtue of Lessee's failure to vacate the said Premises in accordance with the terms of this Lease. The payment or acceptance of rent after expiration of the Lease shall not extend this Lease.

19. CONTROLLED SUBSTANCES. Pursuant to **M.C.L.A.600.5714**, this lease may be terminated when a Lessee holds over the Premises for twenty-four hours (24 hours) following service of a written notice to quit to terminate the tenancy because the Lessee, a member of the Lessee's household, or other person under control of the Lessee, has manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises. The Lessor may terminate the tenancy by issuing a written twenty-four (24) hour notice to quit. This section applies only if a formal police report has been filed, alleging that the person has manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises.

20. NO PETS. No pets are allowed on the Premises at any time. Lessee will not keep, allow about, feed or groom inside or outside the Premises any animal or pet, including fish and birds, even on a temporary basis. Lessee will pay \$100.00 for a first violation, \$250.00 for a second violation, and \$500.00 for a third and each subsequent violation, plus any additional sums resulting from damage caused by non-compliance. All such charges are due immediately upon notification. After a violation, Lessee will allow Lessor to inspect the Premises.

21. USE AND QUIET ENJOYMENT. Lessee shall be entitled to the quiet enjoyment of the Premises throughout this Lease so long as Lessee complies with its covenants.

22. JOINT AND SEVERAL OBLIGATIONS. The words "Lessor" and "Lessee" when used in this Lease shall be construed to be plural if more than one person comprises either party to this Lease, and each Lessee shall be jointly and severally obligated to perform all of the terms and conditions of this Lease.

23. GUARANTY. Each individual Lessee shall, within seven (7) days of executing this Lease, provide a guarantor acceptable to Lessor. Such guarantor shall sign a separate guaranty, to signify

All lessees initial here:

agreement to guaranty, as a guaranty of payment and not of collection, the full payment and performance of all of Lessee's obligations under this Lease, including joint and several obligations.

24. POSSESSION. If Lessee cannot obtain possession of the Premises because the Premises are not ready on the date this Lease commences, the sole damage for which Lessor shall be liable to Lessee is the full abatement of Lessee's prorated rent from the date this Lease commences to the date the Premises are ready for occupancy. The date on which the Premises are ready for occupancy shall be Lessor's exclusive determination.

25. UNFITNESS. If the Premises become wholly untenable during this Lease because of fire or other casualty not caused by the negligence or intentional misconduct of Lessee, his guests, visitors or invitees, Lessor may cancel this Lease by notifying Lessee in writing, and Lessee shall surrender the Premises to Lessor. If the Premises become partially untenable for the same reasons, or wholly untenable for the same reasons and Lessor does not elect to cancel the Lease, Lessor shall repair the Premises with reasonable speed, and rent shall be abated in the same percentage the Premises are untenable until repairs are substantially completed, at which time full rent shall be due. If the Premises become partially or wholly untenable during the Lease because of fire or other casualty caused by negligence or intentional misconduct of Lessee, his visitors, guests or invitees, Lessor may cancel the Lease, as above, but rent shall not abate. Lessee shall immediately notify Lessor of any fires or other casualties.

26. SUBLETTING AND ASSIGNMENT. Only those listed herein as Lessee may occupy the Premises. Lessee shall not sublet the Premises, or any part thereof, or assign this Lease or any interest therein, or substitute individual Lessees without the prior written permission of Lessor, which shall not be denied unreasonably. Lessee and a sub lessee shall enter into a sublease form provided by Lessor. Occupants who are not Lessees or approved sub lessees under subleases provided by Managing Agent may be considered trespassers subject to immediate ouster.

27. ABANDONMENT. If at any time during this Lease, Lessor believes in good faith that Lessee has abandoned the Premises, Lessor may re-enter the Premises and remove the remaining possessions of Lessee without liability therefore. Abandonment shall be conclusively presumed if rent is unpaid for fifteen days following the due date for any Monthly Installment and either (1) a substantial portion of Lessee's possessions have been removed or (2) acquaintances of Lessee or other reliable sources indicate to Lessor that Lessee has left without the intention of re-occupying the Premises. If Lessee abandons the Premises or surrenders them at any time and leaves personal property there, Lessor may dispose of it however Lessor chooses, and Lessee shall reimburse Lessor for all costs incurred in that regard. This provision applies to all personal property except that for which Lessor and Lessee have made a specific, written agreement to the contrary. No oral agreement may alter or waive any part of this provision.

28. FORFEITURE. Default in any of the covenants of this Lease by Lessee, including failure to make any payment of rent and/or deposits required before taking possession of the Premises, and any material misrepresentation contained in any application to Lease, shall constitute a forfeiture and shall entitle Lessor to terminate the tenancy pursuant to the remedies provided herein and by law.

29. REMEDIES. If Lessee defaults in any of the provisions of this Lease, Lessor may sue for the rent, terminate the tenancy, retake possession, and seek damages, all as legally permitted. Lessor may elect to cure any default and the cost of such action shall be added to

Lessee's financial obligations under this Lease. Lessee shall pay all costs, damages and expenses suffered by Lessor by reason of Lessee's default. Lessee shall reimburse Lessor for all legal fees, costs, and expenses legally recoverable in such actions and for all damages caused by his default, including rent for the remainder of the Term that Lessor does not collect through reasonable efforts at mitigation. If other premises owned or managed by Lessor are available for lease, it shall not be unreasonable for Lessor to lease them to any available tenants prior to re-letting the Premises.

30. ENTIRE AGREEMENT. This Lease, including all addendums, the attached "Rules and Regulations", and disclosure statements, all of which are incorporated into this Lease, contain the entire agreement between the parties. There are no other agreements that are a part of this Lease unless they have been specifically enumerated herein and Lessee's application to lease, which is incorporated herein.

31. LEGAL EXPENSES. Lessee shall pay all costs, expenses and attorneys fees incurred or expended by Lessor due to the enforcement of Lessor's rights following Lessee's breach of the covenants and agreements of this Lease, to the extent provided for by Court rules, statute or ordinance.

32. UNIVERSITY OF MICHIGAN OFF-CAMPUS HOUSING MEDIATION CLAUSE. If communication between the Lessee(s) and Lessor breaks down, a mediator can assist the parties in voluntarily reaching a mutually acceptable settlement of the issue(s) in dispute. All parties to this agreement agree that the University of Michigan Off-Campus Housing Program will assist in disputes involving University of Michigan students for which one of the parties requests assistance and: a) all parties will make a reasonable and good faith effort to settle such disputes through the program; b) any party to this Lease may request mediation; c) program staff may enter and inspect the Premises after notice to both parties and at reasonable times; d) this provision does not preclude other legal rights of the parties. Parties agree to keep the mediation process confidential.

33. AGENT FOR SERVICE. Lessor designates

(or such other persons of whom Lessor may from time to time give notice to Lessee) as the Lessee's and the guarantor's agent for service of process with regard to any claim relating to this Lease. Although said agent shall make a reasonable effort to notify Lessee or the Lessee's guarantor of service, said agent shall not be liable for any delay or any failure to provide such notification.

34. TIME OF ESSENCE. From the date of execution, time is of the essence of this Lease.

35. VENUE. Venue to litigate any claim arising out of the tenancy created by this Lease shall be in the 15th District Court for the City of Ann Arbor, or the 22nd Circuit Court for Washtenaw County, State of Michigan.

36. AMENDMENTS. This Lease may be amended in writing only, signed by all parties.

37. CAPTIONS. Paragraph captions are solely to assist with identification. They are of no legal significance.

38. WAIVER. Failure by Lessor to enforce a provision of this Lease on one or more occasions is not a continuing waiver of Lessor's right to enforce the provision.

39. SEVERABILITY. A court ruling that a clause of this Lease is invalid or parties' written agreement that they shall no longer observe one or more Lease provisions, shall not invalidate any other clauses of this Lease.

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40. SUCCESSORS BOUND. The heirs, successors, assigns and representatives of Lessor and Lessee shall be bound by the covenants of this Lease.

41. GENDER; SINGULAR AND PLURAL. As used herein, the neuter gender includes the feminine and masculine, the masculine includes the feminine and neuter, and the feminine includes the masculine and neuter, and each includes a corporation, partnership, or other legal entity when the context so requires. The singular number includes the plural, and vice versa, whenever the context so requires.

[SIGNATURE PAGE FOLLOWS]

This Lease is entered into, and all matters herein are acknowledged as of this ____ day of _____, 2017

LESSEE

SIGNATURE:

_____	_____
_____	_____
_____	_____

LESSOR

SIGNATURE:

RULES AND REGULATIONS

Lessee shall, in addition to all Lease provisions, observe and abide by these Rules and Regulations, and shall be bound by and comply with any further reasonable rules and regulations hereafter established by Lessor. Lessee further agrees to inform guests, invitees, visitors and others on the Premises (including unwelcome visitors) of all relevant Lease provisions, Rules and Regulations and shall be responsible for any violation thereof by any such person. Lessee shall pay all fines and damages resulting from non-compliance.

1. Basement and attic areas of individual houses may not be used for sleeping or as bedrooms per City Code. Lessee in violation of this rule agrees to remove beds, bedding and personal belongings immediately upon Lessor's request.
2. Lessee shall not change or add locks or other similar security devices without prior written consent of Lessor.
3. Lessee shall at all times maintain the temperature at a minimum of 60 degrees Fahrenheit and shall be responsible for all damage resulting from failure to do so (e.g., frozen pipes).
4. Hallways and stairways shall not be obstructed or used for any purpose other than ingress and egress from the Building. Lessee shall not place or store any items on porches, in hallways or in common areas, inside or out.
5. Lessee will not put stickers, adhesive labels, tape, gum, etc. on any surface anywhere in the premises, including but not limited to doors, windows, appliances, ceilings, porches, etc. Lessee may use "Bulldog" type picture hangers.
6. **Lessee shall not flush down toilet feminine hygiene products, bar soap, rags, rubbish or items which may clog or interfere with proper functioning of plumbing. Lessee shall not use Drano or similar products to unclog pipes.**
7. Lessee shall promptly place garbage in the garbage container. Lessee of a house is responsible for taking garbage to curb for pick-up and bringing cans back in after pick-up per city ordinance. Lessee is responsible for cleaning up litter, bottles and other debris he/she leaves in the common areas.
8. Lessee shall not interfere in any manner with the heating, lighting, safety or other fixtures in the building or run extension cords or electrical appliances in violation of any applicable building, fire or life safety codes.
9. Lessee shall put into the dishwasher only soap specifically sold for use in dishwashing machines.
10. Lessee shall not prop open (except during move-in, move-out) or cause to be unlocked entry or fire doors to the Building.
11. Lessee shall not go out onto, or store furniture, grills or any other items on, roof or fire escape.

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12. Lessee agrees not to abuse or mistreat laundry areas. Laundry equipment, if any, is supplied by an outside contractor. Lessee should contact Coinmach Laundry directly at 1-800-852-9274 for service and repairs.

13. No lofts, waterbeds, jacuzzis or sofa beds are allowed in the Premises at any time. Lessee will pay all costs of violation as determined by Lessor.

14. Lessee will practice good housekeeping to prevent insects, pests and vermin and will reimburse Lessor for exterminator services required because of Lessee's housekeeping practices.

15. Lessee will not disarm or remove batteries from smoke detectors; violations of this will result in a charge to Lessee. Lessee will inform Lessor of smoke detector malfunction, and Lessor will replace batteries as necessary so that the unit is equipped with an operable smoke detector throughout the Lease term.

16. Lessee is responsible for maintaining the carpet, including vacuuming as necessary.

17. Parking is not allowed on the lawn at any time.

18. Lessee is responsible for the care of all furniture supplied by Lessor and will not store the furniture in basement or take it outside.

19. Lessees shall not place personal property, trash, furniture or any other items within 5 feet of hot water heater or furnace.

20. Lessee is responsible for plunging toilets. There will be a minimum charge of \$75.00 if maintenance is called to plunge a toilet.

21. Lessee will pay a \$100.00 minimum lockout fee *on the spot, in cash only, to the Campus Realty maintenance staff providing the service* for any lockouts that occur:

Monday through Friday – between 5:00 P.M. and 12:00 A.M.

Saturday and Sunday -- between 9:00 A.M. and 12:00 A.M.

No lockout service – between 12:00 A.M. and 9:00 A.M.

22. No barbeque grills of any kind may be used on any balconies, porches or common areas without the prior written permission of Lessor.

23. Lessee is required to have any and all cable and landline telephone service discontinued by the lease termination date. Failure to do so will result in a \$200.00 per line fee.

24. Lessee is required to order a final bill for utilities in his name and change the utilities to Campus Realty's name upon conclusion of the Lease. Failure to do so will result in a \$100 per utility fee.

25. Any and all upholstered furniture is prohibited from front and back porches and/or side porches. The only outside furniture that is allowed on porches is plastic, wooden, or cast iron/metal.

26. No gas cans of any kind shall be kept on or around the premises at any time.

A reminder about Section 20 of your lease: NO PETS. No pets are allowed on the Premises at any time. Lessee will not keep, allow about, feed or groom inside or outside the Premises any animal or pet, including fish and birds, even on a temporary basis.

All lessees initial here:

DISCLOSURES

IN COMPLIANCE WITH ACT NO. 348 OF THE PUBLIC ACTS OF 1972, YOU ARE HEREBY NOTIFIED THAT FOR COMMUNICATIONS UNDER THIS ACT YOUR LANDLORD IS CONSIDERED TO BE CAMPUS REALTY, 1335 S. UNIVERSITY, ANN ARBOR, MICHIGAN 48104. LESSEE IS HEREBY NOTIFIED THAT YOUR SECURITY DEPOSIT IS SECURED BY CITIZEN'S BANK, 350 SOUTH MAIN STREET, ANN ARBOR, MI 48104.

STATE OF MICHIGAN TRUTH IN RENTING NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

TO LESSEE: YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN FOUR (4) DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

UPON EXECUTION OF THIS LEASE, LESSEE IS ENTITLED TO RECEIVE A COPY OF THE BOOKLET PROVIDED BY THE ANN ARBOR CITY CLERK CONCERNING THE LEGAL RIGHTS OF LESSEE. BY EXECUTING THIS LEASE, LESSEE ACKNOWLEDGES RECEIPT OF SUCH BOOKLET PRIOR TO EXECUTION OF THE LEASE.

CITY OF ANN ARBOR TRUTH-IN-RENTING NOTICE: "Some things your landlord writes in the Lease or says to you may not be correct representations of your rights." "Also, you may have rights and duties not mentioned in your Lease. Such rights may include rights to repairs, right to withhold rent to get repairs done, and rights to join a tenant's union or to form your own union. Such duties may include the duty to pay rent and the duty not to cause a serious health hazard or damage beyond reasonable wear and tear." "Additionally, some Lease clauses may be subject to differing legal interpretations. If you think that a clause in your Lease or something your landlord says to you is unfair, you may contact your own lawyer, legal aid society, or tenant's union lawyer for their opinions."

"NOTICE: YOU HAVE THE RIGHT TO PRIVACY IN YOUR RENTAL HOME. CITY LAW ESTABLISHES GUIDELINES THAT THE OWNER AND HER/HIS AGENTS MUST FOLLOW BEFORE ENTERING YOUR HOME. YOU MAY INITIATE ADDITIONAL ENTRY RESTRICTIONS BY GIVING WRITTEN NOTICE TO YOUR LANDLORD. COPIES OF THESE GUIDELINES (HOUSING CODE 8.529) ARE AVAILABLE AT THE BUILDING DEPARTMENT, CITY HALL, 100 N. FIFTH AVENUE."

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. Lead exposure is especially harmful to young children and pregnant women. 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 has no knowledge of lead-based paint and/or lead-based paint hazards in the Premises. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Premises. Lessee acknowledges that Lessee has received the pamphlet "Protect Your Family from Lead in Your Home". Note that a separate disclosure form relating to lead-based paint is also included with this package of lease documentation and is to be signed by Lessee.

Lessee will not place or permit to remain upholstered furniture which is not intended or designed for outdoor use on exterior porches, balconies, porches, decks, landings or other areas exposed to weather. Lessee acknowledges that the City of Ann Arbor Housing Code prohibits such activity and that the City may remove offending furniture at Lessee's expense. Lessee agrees to reimburse Landlord for all costs associated with Lessee's violation of this paragraph and agrees that any such costs may be charged as additional rent.

LESSEE(S) shall comply with all requirements of The Washtenaw County Clean Indoor Air Regulation and ensure compliance on the part of members of LESSEE'S household or LESSEE'S guests or agents. This Washtenaw County Regulation was approved by the Washtenaw County Board of Commissioners to "Protect the public from the harmful effects of secondhand smoke exposure by substantially prohibiting smoking in public and private worksites and public places." LESSOR may terminate the Lease Agreement if chronic violations of the Washtenaw County Clean Indoor Air Regulation occur by LESSEE, members of LESSEE'S household or other persons under LESSEE'S control. Chronic violations are defined as three or more of either Washtenaw County Clean Indoor Air Regulation violations and/or written notices by LESSOR. To access the Regulation in full text, visit website www.eWashtenaw.org or call 734.484.7200.

All lessees initial here:

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND
LEAD-BASED PAINT HAZARD**

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. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Lessee must also receive a Federally approved pamphlet on lead poisoning prevention.

LESSOR'S DISCLOSURE *(initial)*

- _____ (a) Presence of lead-based paint hazards *(check one below)*
- Known lead-based paint and/or paint hazards are present in the housing *(explain)* _____
- 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 paint hazards present in the housing *(explain)* _____
- Lessor has no reports 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.
- _____ (d) Lessee has received the pamphlet "Protect Your Family from Lead in Your Home."

AGENT'S ACKNOWLEDGMENT *(initial)*

- _____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATE 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.

_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Lessee	_____ Date	_____ Managing Agent	_____ Date

All lessees initial here:

ADDITIONAL ITEMS ADDENDUM

Parking:

Parking spot(s) will be available on site at \$1,300.00/year per spot. Subject to availability.

Parking spot(s) will be available off site at \$1,100.00/year per spot. Subject to availability.

Furniture:

Furniture items included in lease: One twin bed*, dresser & desk w/chair per bedroom.

Furniture removal rate: \$150.00/ per single item.

*Properties at 1600s Washtenaw will receive queen beds.

SPECIALS (if applicable):

I/We accept the above mentioned parking and furniture rental rates and terms.

Lessee

Lessee

Lessee

Lessee

Lessee

Lessee

Lessor (Campus Realty)