



LEASE AGREEMENT

Site Name

Unit Number

Lease Signers Phone #	
Occupants	
Monthly Rent	\$
Security Deposit	\$
Late Fee	\$50.00 on the 4th, \$10.00 daily
Max Occupants	

Unit Number Floor Plan / Sq. Ft.	Sq. Ft.
Previous Lease Signed Renewal Signed	
Lease Start	
Lease End	
Move-in	
Resident Email	

1. **LEASE; PARTIES.** This Lease Agreement (this "Lease") is executed on _____ and is between *you* the resident(s) _____ and **Enclaves** ("Landlord"). You have agreed to rent apartment unit number _____ (such apartment unit, the "Premises"), at **8455 W. SAHARA in LAS VEGAS, NV89117** (the "Property") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. This Lease applies to the interior of the Premises only, and does not apply to amenities on the Property, which Landlord may change at any time.

2. **OCCUPANTS.** The Premises will be occupied only by: _____ No one else may occupy the Premises. Persons not listed above may not stay in the Premises for longer than 3 consecutive days without prior written consent of Landlord, and no more than 6 days in any one month.

3. **TERM.** The initial term of this Lease begins on _____ for a _____ month term ending at midnight on _____ (the "Term"). This Lease shall automatically renew month-to-month at the "then current market rate" with an additional month-to-month fee of **\$100.00** unless either party gives at least 30 days written notice prior to the expiration of this Lease, of termination or intent to move out.

4. **RENT.** You agree to pay \$ _____ per month for rent payable in advance without demand or notice on or before the 1st day of each month. Rent is accepted in the night drop until **8:00 a.m. on the 4th day** of each month without penalty.

DEPOSITS. Your total security deposit for all residents is \$250.00 due on or before the date this Lease is signed. Landlord will refund your security deposit within 30 days after you move out, less any charges for default in rent payments or other

charges, damages you have caused to the Premises or the Property or cleaning of the Premises. If you do not fulfill the terms of your lease agreement, you agree to pay an early termination fee of **\$950.00** which equals to one month's rent and you agree to repay the amount of **\$0.00** which you received as a discount off your rent at move-in or renewal.

ADMINISTRATION FEE: Your total non-refundable administration fee is: **\$200.00**

PETS: You are allowed to keep only the pets listed here in our Premises.

Age	Breed	Color	Name	Weight lbs.

You must pay a non-refundable pet fee of **\$ 300.00** for cleaning the Premises upon termination, and monthly pet rent of \$25.00 If you have any pet not listed above, you will be assessed a penalty of \$100.00 per animal plus a daily charge of \$10.00 per animal per day until it is removed. You are responsible to clean up after your pet, and for all claims or damages caused by your pet.

LATE FEES. If you do not pay all rent on or before 8:00 a.m. on the 4th day of the month, you will pay an initial late charge of **\$50.00** plus a daily late charge of **\$10.00** per day after that date until paid in full. Late rent, late fees and costs can only be paid by cashier's check or money order (**no cash, no checks**). All payments after 8:00 a.m. on the 6th day of the month must be paid at Unit 163, with our site manager: **Jonny Braswell**. You will be charged \$75.00 for processing costs incurred in preparing the eviction related documents. Further, if you do not pay before the eviction is filed, the processing costs will increase to \$125.00 plus you will be charged for court filing fees (\$71.00 - \$85.00) and constable fees associated with the posting of the lockout notice and eviction (\$54.00 - \$96.00 depending on mileage) plus \$20.00 for delivering the eviction documents to the court.

NSF CHECKS. In addition to late fees from the day the check was received by the property, an NSF fee of \$25.00 will be charged for each check or instrument returned to Landlord's bank for any reason. After two NSFs, checks will not be accepted by Landlord.

5. **INSURANCE.** Your personal property is not covered by any Landlord's insurance and you are encouraged to purchase your own renters insurance policy to cover such property. You are required to obtain liability insurance (\$100,000 minimum) for damage to Landlord's property caused by you or your guests covering perils of fire, explosion, sewer backup, smoke, and accidental water discharge. You must purchase liability only coverage from Renters Legal Liability for \$10 per month _____ (resident initials) or provide us with evidence of adequate liability insurance from your own agent. You agree to maintain insurance coverage for your vehicles parked on Landlord property.

6. **UTILITIES.** Landlord will pay for the following items, if checked:

- water gas electricity
- sewer trash cable TV

You will pay for all other utilities not checked above, including any related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected, including disconnection for non-payment during the Term of this Lease. If any utilities are sub-metered or prorated by allocation formula, you agree to pay for the utilities when billed by Landlord. The utility or service provider may charge an account set up fee or connection fee and late charges in accordance with their established rules, which you shall be responsible for. Landlord may apply your security deposit to any unpaid utility charges upon move out.

7. **ASSIGNED ITEMS.** You are assigned the following to use during the Term of this Lease:

Mailbox Number	Carport/Parking Number	Date Assigned

You are also allowed to park in any uncovered space. Landlord may change the parking space(s) assigned to you at any time. Landlord may tow, at your expense, your vehicle parked in areas that are not authorized. Landlord may tow cars with expired license plates or obvious mechanical defects.

8. **NOTICE OF INTENT TO VACATE:** You agree to provide Landlord written notice signed by all parties stated in paragraph 1 above, at least thirty (30) days prior to the expiration of this Lease or monthly period, if you are in a month-to-month term, of your intent to terminate this _____ you fail to do so, you will be assessed an insufficient notice fee of \$ _____

9. **DEFAULT:** You are in default under this Lease and Landlord can terminate this Lease and your possession of the Premises if you fail to: a. Pay your rent or other charges on time; b. obey the rules and regulations of the Property and abide by local laws and ordinances; c. comply with the provisions of this Lease. If you are in default, Landlord may seek any and all remedies available to Landlord under the Nevada Residential Landlord and Tenant Act or any other remedies allowed by law including eviction.

10. **RIGHT OF ACCESS:** Landlord may enter the Premises upon 24 hours notice, for inspection, repairs, maintenance, and improvements. Landlord will provide you with 24-hour notice before Landlord enters the Premises, unless it is an emergency where no prior notice shall be required.

11. **QUIET CONDUCT:** You agree that you or your guests shall not commit or suffer to be committed any nuisance, or other act which may disturb the quiet enjoyment of any other resident on the Property. You must restrict your vocal, instrumental, radio and television to a reasonable (and not audible outside the Premises) degree of volume. You shall not commit or maintain a public nuisance



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(you may be guilty of a misdemeanor pursuant to NRS 202.470 if you violate the foregoing).

12. ALTERATIONS: You agree not to make any alterations, modifications or changes to the Premises without Landlord's prior written consent. This includes, but is not limited to, foil in windows, non-conforming window coverings, changing of locks, additional locks or bolts added to the doors or windows, and wallpaper, paints or stains applied to the woodwork, walls or floors.

13. REPAIRS. You agree to keep and maintain the Premises clean and in a safe and sanitary condition. You agree to pay for any repairs to the Premises due to your negligence. You must immediately notify Landlord if any plumbing, electrical, mechanical or other equipment or part of the Premises becomes damaged, faulty or in disrepair. You are not allowed to make any repairs in the Premises without Landlord's consent.

14. ACCEPTANCE AND SURRENDER: You agree to accept the Premises "as is" and in good repair, except as noted on the attached Inspection Checklist and you agree, at the termination of this Lease to peacefully surrender it to Landlord in a clean and satisfactory condition as shown by the Move-Out Inspection Checklist, normal wear and tear excepted. Landlord may consider all your personal property left at the Premises following termination of this Lease to have been abandoned and Landlord may dispose of it in accordance with applicable law.

15. RULES AND REGULATIONS: You agree that you and your guests will abide by all rules and regulations of the Property. Landlord may change these rules from time to time as necessary in accordance with NRS 118A.320. You shall have the right to display the flag of the United States pursuant to NRS 118A.325, however subject to Landlord's rules and regulations.

16. ASSIGNMENTS OR SUBLETTING: You are not allowed to assign this Lease nor sublet all or any portion of the Premises without Landlord's prior written consent.

17. NON-LIABILITY OF OWNER FOR DAMAGES: Landlord will not be responsible to you for any loss of your property in the Premises, parking lot, or storage areas or for any damage done to your furniture or personal property whether occurring through fire, water, or in any manner unless caused by Landlord's (or Landlord's employees or agents) acts or omissions. See #5 Insurance

18. HOLD HARMLESS: Landlord will not be liable to you for injury or damage to you in or about the Premises except where such is due to Landlord's (or Landlord's employees or agents) acts or omissions. You agree to assume all responsibility for any damages done or injury incurred by you while using any property amenities, including common areas, parking areas and driveways, pools and saunas, exercise equipment and outdoor recreation areas, if any. You agree that Landlord will not be liable for acts of others occurring on the Property, and Landlord does not provide any security for you or your guests or your personal property, either in the Premises or in the common and parking areas at the Property.

19. NOISE DISCLOSURE. If the box is checked, you agree with the following disclosure: "The Premise of the leased, as defined in the Lease Agreement between

you and Landlord is located within the Airport Environs Overlay District of McCarran International Airport, and, will be subject to certain noise and disturbances in connection with the operation of flying aircraft of McCarran International Airport."

20. JOINT AND SEVERAL LIABILITY: Each person executing this Lease is jointly and severally liable and is required to perform in full all obligations imposed on you by this Lease.

21. NON-WAIVER: If Landlord does not insist upon strict compliance with the terms of this Lease, Landlord is not waiving Landlord's right to act on any breach or violation of this Lease by you.

22. SMOKE DETECTORS, FIRE EXTINGUISHERS AND BARBEQUE RESTRICTIONS: You acknowledge that the smoke detectors are in good working condition and properly installed. You agree to notify Landlord if the smoke detector(s) or fire extinguishers become damaged, lost, stolen or otherwise inoperable. You acknowledge that the smoke detectors are installed in the Premises as a fire detection device and that the willful damage or theft or destruction of any smoke detector or fire extinguisher endangers your safety and the safety of others in the event of an emergency. You agree that you will not tamper with any fire detection devices, including smoke detectors, annunciators, or sprinkler systems. You are not allowed to barbeque on the patios or within 10 feet of any building. Flammable liquids, including gasoline and propane are prohibited on the Property.

23. MOLD AND MILDEW: You agree to keep your Premises clean and take other measures to prevent the growth of mold or mildew in the Premises. You agree to notify Landlord of any evidence of mold or mildew in your Premises, or any malfunction of an air conditioner or laundry or plumbing systems.

24. SATELLITE DISH. You agree that before you install any satellite dish equipment, you will obtain Landlord's written consent. All Satellite dishes must be installed in accordance within property guidelines. In addition, all satellite dishes may only be installed on a tripod.

25. NOTICES: The manager of the Property is Stone Premier Properties Inc. The manager is the agent for Landlord for the purpose of service of process, notices or demands. The corporate address of the management company is: 6655 S. Eastern Ave., Suite 200, Las Vegas, Nevada 89119 phone 702-307-2881. info@westcorpnm.com

26. AMENITIES: The swimming pool, recreational and other service amenities, if any, on the Property are for the use of the residents only, at the discretion of Landlord. Landlord is not required by the terms of this Lease to provide any amenities and the pool, club house, and recreation areas may be closed temporarily or permanently at management's discretion.

27. ADDENDUM: By this reference Resident's Rental Application and Reservation Agreement, Furniture Inventory, Inspection Checklist, Policies and Procedures and Special Supplements are incorporated herein and made a part of the Lease Agreement.

Resident

Apt#

Date

Resident

Apt#

Date

Agent for the Owner

Date



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RULES AND REGULATIONS

1. **Recreational Facilities** – Lessee hereby acknowledges that the Lessor will not provide at any time a lifeguard or any other supervision for the pool, recreation room, area surrounding the pool, the driveway or parking areas for the premises. Lessee hereby agrees that no person under the age of 18 shall use the recreation room or surrounding areas, unless accompanied by an adult lessee. Lessee hereby acknowledges and agrees that Lessor shall not be liable for any injury or damage that may result to Lessee or any occupant of the premises arising out of their failure to observe any of the rules set forth herein. Lessee further agrees that Lessor shall not undertake to provide any safeguards, supervision or precaution to protect against any failure of the Lessee or the occupants to observe the rules. Lessee specifically acknowledges that the pool and driveway areas constitute a threat and a hazard to minor occupants and that Lessor does not designate such areas for use.
2. **Pool/Spa Rules are as follows:** Failure to adhere to policies may result in suspension of pool/spa privileges of offenders by the Management. Management reserves the right to close the pools/spas at any time.
 - Pool/Spa hours are 9:00 a.m. to 9:00 p.m., unless otherwise appropriated by the Regional Property Manager.
 - Children under (14) fourteen years of age and under are not allowed in the pool/spa area unless accompanied by an adult lessee of at least (18) years of age.
 - Residents are allowed to have two guests in the pool/spa area at one time. Residents must accompany their guests.
 - **NO GLASS** in the pool/spa area at anytime. **NO ALCOHOL** in the pool/spa area at any anytime.
 - Please rinse suntan oils or lotions before entering the pool/spa as they cause the water to become chemically imbalanced and may cause pool closure. **DO NOT** add any soap or oils to the spa, as it will cause closure of the spa.
 - The pool equipment is there for your protection and is not be used for play.
 - PLEASE, no running, jumping or other noisy behavior disturbing to other residents as each has the right to quiet enjoyment.
 - Children 12yrs. of age or younger must be accompanied by an adult in the spa. Maximum recommended time for such children to use the spa is 10 minutes.
 - Pets are not permitted in the pool/spa area.
 - Cut-offs & diapers are not allowed in the pool/spa. Proper swimwear only.
 - No solo bathing is permitted
3. **Common Areas** – Unless designated, the Lessee acknowledges that the premises contain no areas designated or suitable for play or recreation. Bicycles and mopeds shall be stored only in the designated areas. For your safety, Skateboards or Roller Skates are not permitted on the property.
4. **Balconies/Storage** – In the event that the apartment has a balcony, Lessee agrees that no occupant under the age of 10 shall occupy such area unless accompanied by an adult. The use of the balconies and patios is NOT for storage or laundry drying. Barbecuing is prohibited on balconies and patios and must be done no less than 10 feet from the building or any overhang. Resident should maintain balconies and patios in a neat, clean and attractive fashion. Bamboo curtains or sunshades are not allowed. Storing gasoline or other hazardous materials in your apartment or storage area is absolutely prohibited.
5. **Windows** – Should sunlight into your apartment home be a problem, we recommend you install a **WHITE PULL DOWN SHADE** Foil or decorative stickers are not allowed. If you wish to use decorative window coverings, please make sure they have a white backing.



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RULES AND REGULATIONS (Cont.)

6. Parking Policies

- All vehicles (including Boats, Trailers, & RV's if applicable) parked on the property are to have unexpired license plates. All vehicles must be in drivable condition. Flat tires are to be repaired within a 24-hour period. Dead storage of vehicles is not allowed. Only vehicles that are actively used on a frequent basis may be parked on the property.
- Park only in the assigned space. Please park second vehicles and ask all guests to park in the available uncovered parking spaces.
- If applicable, Boats, Trailers, and Recreational Vehicles may be parked in designated areas if Pre-approved in writing by Management.
- (Space #90) has been assigned to your apartment.
- Working on vehicles, including Boats, Trailers and RV's, is not allowed on property. Washing of your vehicle or recreational vehicle is not permitted unless a designated area has been provided.
- Clark County Fire Ordinance prohibits the parking of motorcycles on patios or in stairwells of buildings. Vehicles parked in a Fire Lane, will be immediately towed.

7. Maintenance Servicing Agreement – The *leaseholder* must contact the Rental Office with maintenance requests. Do not direct requests to the Maintenance Staff, as they do not carry the appropriate paperwork to insure that your needs will be addressed promptly. **In order for us to enter your home and address your maintenance issues(s) you must:**

- Clarify whether staff has permission to enter to your home.
- If permission to enter is denied, please provide days you are likely to be available and at home.
- An adult must accompany any minors, while maintenance is in your apartment.
- Pets must be safely contained for the safety of our staff

*24 Hour Emergency Assistance is available for case of Fire or Flood only.

*For your Safety, please identify Maintenance Staff members before opening your door.

8. Lessee hereby acknowledges that his/her agreement to observe the rules set forth herein is a material condition of this agreement and that any violation thereof shall constitute a material incurable breach of the lease and shall entitle Lessor to terminate this agreement in the manner provided by the law.

AFTER INITIALING THIS AGREEMENT, LESSEE ACKNOWLEDGES THEY HAVE RECEIVED A COPY OF THEREOF, READ EACH OF THE PROVISIONS, AND AGREES TO OBSERVE THEM.

Apt#

Date

Resident

Apt#

Date

Resident

Date

Agent for the Owner



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SATELLITE DISH OR ANTENNA ADDENDUM

Under federal Communication commission (FCC) order, you as our resident have a right to install a satellite dish or receiving antenna on the lease premise. We as a rental-housing owner are allowed to impose reasonable relating to such installations, you are required to comply with the restriction as a condition of installing such equipment. This addendum contains the restriction that you and we agree to follow:

- 1. Number and Size.** You may install 1 satellite dish or antenna on the leases premises. A satellite dish may not exceed on meter (3.3 feet) in diameter. Antennas that only transmit signal or that are not covered by 47 CFR 1.4000 are prohibited.
- 2. Location.** Your satellite dish or antenna must be locate (1) inside your dwelling; or (2) in an area outside your dwelling such as a balcony or patio of which you have exclusive use under your lease. Installation is NOT permitted on any parking area, roof exterior wall, windows, windowsill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.
- 3. Safety and Non-Interference.** Your installation (1) Must comply with all applicable ordinances and laws and all reasonable safety standards; (2) May not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) May not be electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by mounting on a tripod and securely attaching it to a portable, heavy object such as a small slab of concrete; No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.
- 4. Signal Transmission from Exterior to Interior of Dwelling.** Under FCC order, you may not damage or alter the leased premises and may not drill holes through outside walls, door jams, windowsills, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.) the signal received by it may be transmitted to the interior of your dwelling only by the following methods: (1) Running a flat cable under a door jam or windowsill in a manner that does not physically alter the premises and does not interfere with proper, operation of the door or windows; (2) Running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) Connecting cables through a window pane, similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window without drilling a hole through the window; (4) Wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling or; (5) Any other method approved by us in writing.
- 5. Safety in Installation.** In order to assure safety, the strength and type of materials used for installation must be approved by us. Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.
- 6. Maintenance.** You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.
- 7. Removal and Damages.** You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. You must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accidents, or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.
- 8. Liability Insurance and Indemnity.** You must take full responsibility for the satellite dish, antenna and related equipment, and must provide us with evidence of liability insurance to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be \$100,000.00, which is an amount reasonable determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached and falling on someone, etc. You agree to hold us harmless and indemnify us against any of the above claims by others.



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9. **When You May Begin Installation.** You may start installation of your satellite, antenna or related equipment only after you have;
(1) Signed this addendum; (2) Provided us with written evidence of liability insurance referred to in paragraph 8 of this addendum;
(3) Paid us the additional security deposit, if applicable.

10. **Miscellaneous.** If additional satellite dishes or antenna are desired, an additional lease addendum must be executed.

I (We) WILL be installing a satellite dish.

I (We) WILL NOT be installing a satellite dish.

		Date
Resident	Apt#	Date
Resident	Apt#	Date
Resident		



LEASE AGREEMENT

Site Name

Unit Number

PET AGREEMENT

I (we) do hereby request permission to be allowed a pet in my unit# . I agree to abide by the following rules and regulations as set aside by _____

1. Animal must be inoculated per city, county, and state regulations. Animals must have current pet tags and license and documentation must be provided. (License is not required in Clark County).
2. Animal must be walked on a leash and accompanied at all times.
3. Owners are expected to take whatever materials necessary to clean up after their pets. If a designated area is provided, owners are to walk their pet in this area only.
4. Animals are not allowed in the recreation center and the leasing office unless pet is a legally certified assisted living animal.
5. SOME BREEDS/SIZES ARE NOT ALLOWED AT THIS PROPERTY. Size and breed of animals must be visually inspected and approved by management.
6. Animals creating a constant disturbance and distraction may be asked to be removed from premises by Landlord. Animals are not to be left unattended on patio/balcony.
7. Owner of pet agrees to assume all responsibility should pet cause bodily harm to anyone or cause property damage to premises. Any damage caused by the animal must be paid for immediately by Owner.

I do hereby agree to pay a non-refundable fee of \$300.00 pet fee per pet and a monthly pet rent of \$15.00 per pet. I fully understand that should any of the above rules be violated, management will revoke my pet permit and I will have 24 hours to remove the pet from the premises. If I do not remove the pet within the specified time, my lease agreement can be terminated immediately.

Pet's Name: Breed: Markings:
 Weight: Color:
 License Number: Expiration Date:
 Pet Inspected by: Picture of Pet: Date:
 (Lessor/Agent for Owner)

ALL RESIDENTS UNDERSTAND: NO PETS (KEEPING OTHERS INLCUDED) ARE ALLOWED WITHOUT MANAGEMENT APPROVAL & PET FEE PAID IN ADVANCE. IF A PET IS FOUND ON PROPERTY WITH EITHER REQUIREMENT UNFULFILLED, THE RESIDENT WILL BE FINED \$100.00 PER ANIMAL PLUS A DAILY CHARGE OF \$10.00 PER ANIMAL PER DAY UNTIL IT IS REMOVED. RES. INTIAL.

Resident	Apt#	Date
Resident	Apt#	Date
Agent for the Owner		Date



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PEST CONTROL SERVICES Every Tuesday of each week

Date: Apt. #

Enclaves provides to all residents free of charge pest control service. At the residents request you may call the office at 702-363-9700 to schedule for the service. It is important that you have your apartment sprayed at least once a month. As we all know living in a desert climate has different types of insects such as ants, scorpions, roaches, etc. The pest control service is at no charge to residents and is provided once a week. Please call the office to schedule for your free service.

As a community rule we ask that you take any trash directly to the trash bins. Please do not leave any trash outside your doorway. This attracts insects. We want everyone to enjoy a nice, clean community.

Thank you for your cooperation.

Resident	Apt#	Date
Resident	Apt#	Date
Agent for the Owner		Date



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Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

BED BUG ADDENDUM

LEASE CONTRACT. This is an addendum to the lease contract executed on _____ you, the resident(s) _____ for the dwelling you have agreed to rent. That dwelling is located at 8455 E. Sahara in Las NV 89117.

1. **PURPOSE.** This Addendum modifies the Lease Contract and address situations related to bed bugs (*cimex lectularius*) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.
2. **INSPECTION.** You agree that you: *(Check one)*
 - Have inspected the dwelling prior to move-in and that you did not observe any evidence of bed bugs or bed bug infestation; OR
 - Will inspect the dwelling within 48 hours after move-in and notify us of any bed bugs or bed bug infestation.
3. **INFESTATIONS.**

You agree that you have read the information on the back side of this addendum about bed bugs and:
(Check one)

 - You are not aware of any infestation or presence of bed bugs in your current or previous apartments, home or dwelling. You agree that you are not aware of any bed bug infestation or presence in any of your furniture, clothing, personal property or possessions. You agree that you have not been subjected to conditions in which there was any bed bug infestation or presence. OR
 - You agree that if you previously lived anywhere that had a bed bug infestation that all of your personal property (including furniture, clothing and other belongings) has been treated by a licensed pest control professional. You agree that such items are free of further infestation. If you disclose a previous experience of bed bug infestation, we can review documentation of the treatment and inspect your personal property and possessions to confirm the absence of bed bugs. You agree that any previous bed bug infestation which you may have experienced is disclosed here:
4. **ACCESS FOR INSPECTION AND PEST TREATMENT.** You must allow us and our pest control agent's access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. You are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.
5. **NOTIFICATION.** You must promptly notify us:
 - Of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
 - Of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
 - If you discover any condition or evidence that might indicate the presence or infestation of bedbugs, or of any confirmation of bed bug presence by an authoritative source.
6. **COOPERATION.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.



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- 7. **RESPONSIBILITIES.** You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bedbugs. If we confirm the presence or infestation of bedbugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the occupancy terminated, you will be liable for hold over rent under the Lease Contract.
- 8. **TRANSFERS.** If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.

You are legally bound by this document. Please read it carefully.
entitled to receive a copy of this Addendum after it is fully signed. Keep it in a safe place.

Resident or Residents Spouse
 All residents must sign

Owner or Owner's Representative
 (Signs Below)

Resident

Resident

Resident



LEASE AGREEMENT

Site Name

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BED BUGS - A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals--their sole food source--the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs carry disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease carrying pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs

- Bed bugs can often be found in, around and between:
 - Bedding
 - Bed frames
 - Mattress seams
 - Upholstered furniture, especially under cushions and along seams
 - Around, behind and under wood furniture, especially along areas where drawers slide
 - Curtains and draperies
 - Along window and door frames
 - Ceiling and wall junctions
 - Crown moldings
 - Behind and around wall hangings and loose wallpaper
 - Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
 - Cracks and crevices in walls and floors
 - Inside electronic devices, such as smoke and carbon monoxide detectors
- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.



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Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do's and don'ts

- Do not bring used furniture from unknown sources into your dwelling. Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- Do address bed bug sightings immediately. Rental housing residents who suspect the presence of bedbugs in their unit must immediately notify the owner.
- Do not attempt to treat bed bug infestations. Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical based insecticides and pesticides poses too great a risk to you and your neighbors.
- Do comply with eradication protocol. If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.



LEASE AGREEMENT

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INDEMNIFICATION & PROPERTY DAMAGE LIABILITY

This is an addendum to your Apartment Lease Contract for apartment number 138 in the Enclaves in Nevada. It is intended to be a part of the Apartment Lease Contract between the parties for leasing a residential rental unit. Residents are required to secure liability coverage prior to their move in date.

Property Damage Liability Loss Wavier Fee \$ 10.00 per month

Indemnification to Owner. Notwithstanding anything in the Apartment Lease Contract to the contrary, Resident shall indemnify and hold Owner harmless from any claims, damages, liabilities and expenses (including attorney's fees and costs) for damages or injury to any person or any property occurring within the leased premises, or any part thereof, attributed or caused by resident's actions or inactions. It is agreed that Owner carries insurance for its own protection; Resident is not a coinsured under Owner's own insurance nor a beneficiary thereof. Resident shall be responsible to Owner for all costs of repair for damages as stated herein and in the Apartment Lease Contract regardless of Owner's insurance.

Property Damage Liability. As required by the Apartment Lease Contract, resident is obligated to maintain Property Damage Liability coverage during the Term of the Apartment Lease Contract and any subsequent renewal periods. Coverage is required in the amount of one hundred thousand dollars (\$100,000.00) or more, for damages to Owner's property with provisions covering at least perils of fire, explosion, sewer backup, smoke, and accidental water discharge. Resident shall request that the Owner be named as an "additional insured" or be noted to be informed if the resident's policy has been cancelled. Such policy shall be written as a policy not contributing with and not in excess of coverage which Owner may carry. Resident can also elect the Owner's "Property Damage Liability Loss Wavier" option, which waives the Resident's obligation for Property Damage Liability, as respects only to the above covered five perils and enrolls the Resident on the Renters Legal Liability™ (RLL) program for the residents of Community/Apartments. The Property Damage Loss Wavier does not relieve the Resident from the above Owner Indemnification, but waives only the Property Damage Liability lease requirement. RLL is a property damage liability policy and does not cover theft, burglary, vandalism, bodily injury or personal injury.

Costs to Residents. All costs to Resident as required in this addendum shall be paid by Resident. Resident agrees to purchase an insurance policy from an insurance company of his/her choice, or sign the "Property Damage Liability Loss Waiver, pay monthly Fee and be enrolled onto the RLL program for the residents of the Community/Apartments.

Dated and effective as of _____

I will purchase my own insurance, add owner as "additional insured" and provide a copy to Owner.

I accept the Property Damage Liability Loss Waiver and agree to enrollment and monthly fee associated with the RLL program for the residents of the Community/Apartments.

Resident _____ Date

Resident _____ Date

Agent for the Owner _____ Date



LEASE AGREEMENT

Site Name

Unit Number

CLARK COUNTY FIRE DEPARTMENT SAFETY NOTIFICATION

Clark County would like to make you aware of some fire and safety regulations and requirements for the use of grills and barbeques for the cooking of food at residential occupancies. In accordance with the Clark County Fire Code (CCFC) these are the following requirements for outdoor cooking at apartments, condominiums and other residential occupancies.

1102.6 & 1102.5.2.2 Residential Barbeques & Pits – Outdoor cooking at apartment, condominium and other residential occupancies with portable barbecuing equipment and pits is prohibited within 10 feet of any building wall, overhang, balcony or opening.

Exceptions:

- 1. Electric Barbecues
- 2. Group R, Division 3 Occupancies – Known as (Single Family Residences).

The storage of LPG fueled barbecues and equipment is prohibited within living quarters.

Your complex may have further specific regulations for the use of grills and barbecues such as designated areas for outdoor cooking activities.

Please complete and sign this form that you have read and understand the safety regulations for the use of grills and barbecue cooking. Return the signed letter to your complex manager. A copy of this signed letter will be kept on file for Fire Department review.

Address: 8455 W. Sahara Las Vegas, NV 89117 Unit #

If you have any further questions, please contact the Clark County Fire Prevention Division at 702-455-7316 or www.fire.co.clark.nv.us Clark County Fire Department wishes you a safe and fulfilling outdoor grilling season. Thank you for your assistance in making Clark County a safe place to visit, work and live.

Resident	Date
	Date
Resident	Date
	Date
Agent for the Owner	



LEASE AGREEMENT

Site Name

Unit Number

CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling 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 on or off the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises.
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 off 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 off the dwelling unit premises, as prohibited in N.R.S. Chapter 202; or
 - e. Any breach of the lease agreement that jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE MATERIAL AND IRREPARABLE 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 good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require a 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.

Date

Resident

Date

Resident

Date

Agent for the Owner



LEASE AGREEMENT

Site Name

Unit Number

ADDENDUM TO LEASE AGREEMENT SECURITY POLICY, ACKNOWLEDGEMENT AND RELEASE FOR

Unit #

SECURITY POLICY. Owner does not promise, warrant, or guarantee the safety of security of residents or their personal property against the criminal actions of other residents or third parties. (For purposes of this security policy, “owner” includes owner, owner’s officers and employees, and owner’s property management company onsite managers, and other owner representatives, and “residents” refers to the Resident(s) and their families, occupants, guests and invitees of the Unit.) Owner is not acting as insurer of resident. Resident understands and agrees that owner is limited in its ability to protect resident from crime, accident, and natural catastrophe and that resident is better able to evaluate individual risk and loss than owner and to obtain insurance to protect against such events. Each resident has the responsibility to protect himself or herself and to maintain insurance to protect his or her belongings and person. Owner strongly recommends that residents contact an insurance agent to arrange appropriate insurance.

It is a fact that no security system, patrol, or electronic security device can provide protection against crime at every location at every moment of the day or night. Even elaborate security systems are subject to mechanical malfunction, tampering, human error, or personnel absenteeism, and can be defeated or avoided by clever criminals. Therefore, residents and occupants should not rely on such systems and should always proceed on the assumption that no security systems exist. Residents should make no other assumptions regarding security. The best safety measures are those precautions that can against persons are prevalent, especially in apartment communities.

If security systems, security devices, or walk-through/drive-through services are utilized at this apartment community, no representation is made that they will prevent injury, theft or vandalism. Companies or individuals walking or driving the complex on behalf of owner are unarmed independent contractors and have no greater authority under the law to restrain or arrest criminals or to prevent crime than the ordinary citizen. Resident understands and agrees that owner has no obligation or liability for the acts or omissions, whether negligent, intentional or otherwise of any agent or employee of such independent contractor. Resident acknowledges that Owner is not required to inspect, test or repair any security device unless and until management has received written notice from Resident, except when the Lease Term begins and in the case of a smoke detector when a new detector is installed by Owner. Owner does not warrant that any security systems, security devices, services, or persons at this apartment community will discourage or prevent breaches of security, intrusions, thefts, or incidents of violent crime, and owner has assumed no responsibility or duty with respect of the security of Resident through the retention of any such independent contractors or the provision of any such security systems, security devices, or services. Owner reserves the right to reduce, modify or eliminate any such independent contractors, security system, security devices, or services (other than those required by law) at any time, without notice to residents; and such action shall not be a breach of any obligation or warranty on the part of owner. “Neighborhood Crime Watch” signs, if any, do not imply safety or security.

If controlled access gates or intrusion alarms are provided, residents will be furnished written operating instructions; and it is residents’ responsibility to read them and to bring any questions to the attention of owner. Further, it is residents’ responsibility to promptly notify owner in writing of any known problem, defect, malfunction or failure of door locks, window latches, lighting, controlled access gates, intrusion alarms, and other security-related devices. Each resident is responsible for reporting to owner any crime that he or she is aware of and that occurs in resident’s apartment or in common areas near resident’s apartment. If resident’s apartment is equipped with an intrusion alarm, resident is responsible for all fines and other charges resulting from or attributable to the alarm, including false alarm charges. Resident shall pay for and replace batteries for smoke detectors, if any, and shall pay for monthly services on the electronic alarm systems, if any, unless otherwise provided in the Lease. Resident shall not disable, disconnect, or remove batteries from smoke detectors. If Resident installs additional security devices, Owner shall be given the keys, codes or operating device immediately upon installation and any such devices installed by Resident must comply with all applicable federal state, municipal or other governmental law, code, regulation or order.



LEASE AGREEMENT

Site Name

Unit Number

Protecting residents from crime is the sole responsibility of residents and law enforcement agencies. Residents are required to call the police or 911 first if a crime occurs or is suspected. Residents are required to promptly report to owner in writing any locks, latches, lighting, overgrown shrubbery, fences, gates, intrusion alarm, and other security-related devices that they believe are in need of repair or improvement. Any notices or requests by Resident for inspection, installation or repair of security devices or smoke detectors must be in writing. Resident recognizes that Owner's efforts are voluntary and not obligatory and are done in an effort to protect his safety.

ACKNOWLEDGEMENT AND RELEASE BY RESIDENTS. Resident has read, understood, and agrees to the above security policy. Resident has received no representations or warranties, either express or implied, regarding security or security systems before or during the lease term. Owner has not stated or implied to resident in any way that security of person or property will be provided, promised, or guaranteed. Owner has not represented that the apartment community has had little or no history of crime. Resident further acknowledges that Owner is not obligated under any circumstances to respond to any signal from an intrusion alarm system. Resident agrees to read the "Addendum to Resident Safety" attached to the lease and to abide by those guidelines to the fullest extent reasonably possible.

RESIDENT HEREBY AGREES TO RELEASE, INDEMNIFY AND HOLD OWNER, HARMLESS FROM LOSSES CLAIMS, AND COSTS (INCLUDING REASONABLE ATTORNEYS FEES) WITH RESPECT TO ANY PERSONAL INJURY PROPERTY DAMAGE OR DEATH ARISING OUT OF CRIMINAL ACTS OF OTHER RESIDENTS AND THIRD PARTIES. OF WHICH IS IN ANY WAY DEFECT, MALFUNCTION, OR INADEQUACY THEREOF, FROM CLAIMS THAT INSUFFICIENT SECURITY WAS PROVIDED, AND WITH RESPECT TO THE INSTALLATION, USE, OR MALFUNCTION OF ANY SECURITY DEVICE INSTALLED OR CAUSED TO BE INSTALLED BY RESIDENT, EVEN IF SUCH OCCURRENCE(S) WERE CAUSED BY THE SOLE, CONTRIBUTORY OR PARTIAL NEGLIGENCE OF OWNER. RESIDENT THEREFOR, AGREES THAT OWNER'S LIABILITY IS LIMITED TO THAT EXPRESSED IN THE LEASE AND THIS ADDENDUM. Resident acknowledge: that owner's representatives have no authority to make changes or modifications in this document unless they are in writing and signed by an authorised representative of the Owner.

Date

Resident

Date

Resident

Date

Agent for the Owner



LEASE AGREEMENT

Site Name

Unit Number

GATE REMOTE ADDENDUM

Date:

Apt. #

I (we) understand the following conditions regarding the entry gate cards issued below:

1. I/We will be issued entry FOB which must be returned to the office in good working condition upon vacating the property.
2. A \$25.00 charge will be assessed for any entry remote not returned upon move-out.
3. A \$25.00 charge will be assessed for all replacement cards needed due to loss or damage.

FOB#

FOB#

Phone#

Phone#

Resident

Date

Resident

Date

