

1. Terms of Rental

1.1 DEFINITION OF LEASE

This is a binding contract. Read carefully before signing. This Residential Lease Agreement (alternately referred to herein as the “Lease”) is entered into by and between

Dallas Theological Seminary, (hereinafter “Landlord” or, alternately, “DTS”), and the following Financially Responsible Tenants:

<<Tenants (Financially Responsible)>> (hereinafter “Tenant”).

This Lease is the entire agreement between the Landlord and the Tenant. Neither DTS nor any of its representatives have made any binding oral promises, representations, or agreements outside of this Lease.

When fully executed, this Lease supersedes any previously dated and executed Lease.

1.2 TERM OF RENTAL

This Lease begins on <<Lease Start Date>> and ends on <<Lease End Date>>. If a Lease extension is approved, an addendum must be fully executed prior to the expiration of this Lease term.

The Tenant is leasing <<Unit Name>> in <<Property Name>> at <<Property Address>>. The Tenant accepts the unfurnished apartment with its present appliances and fixtures. Appliances include an oven, a stove, a dishwasher, and a refrigerator.

For the duration of this Lease term, the Tenant agrees to meet the qualifications for DTS Campus Housing as outlined on the Campus Housing website unless they are a family member of a qualifying Tenant on this Lease. Tenants who no longer meet the qualifications for DTS Campus Housing during this Lease term may face eviction and may not be eligible for Campus Housing in the future.

Only those listed below may occupy the apartment.

<<Tenants (Financially Responsible)>> <<Other Occupant(s)>>

1.3 SECURITY DEPOSIT

The Tenant agrees to pay the Landlord an initial security deposit equal to <<Security Deposit Charges>> within 3 days of signing this Lease. If Tenant does not pay security deposit within the 3 days, Tenant is at risk of losing the apartment.

Any security deposit reimbursement will be processed within 30 days of the date the apartment access devices are returned, minus outstanding charges and/or damages as evaluated by inspections.

If the Tenant fails to move into the apartment on the Lease start date and desires to cancel the Lease, **the Tenant agrees to pay a Lease cancellation fee equal to one month’s rent.** Once this fee is paid, the Landlord agrees to terminate the Lease.

1.4 RENT

The Tenant agrees to pay the Landlord <<Monthly Rent>> every month. Rent is payable without demand on or before the 1st day of the month and late after the 5th day of the month. If the 5th day of the month falls on a Sunday or a DTS-observed holiday, rent will be considered late one business day after the 5th.

If this Lease begins on a day other than the 1st of the month, the charge for the first month will be prorated. The first month’s prorated rent and the Security Deposit are due before the Tenant receives access devices to the apartment.

Acceptable forms of payment:

1. E-check, debit card, or credit card via Tenant’s online portal;
2. Check payments delivered in-person to the Rent Drop Box;
3. Cash or receipted check payments delivered to the DTS Business Office during office hours; or
4. Transferred funds from a DTS Student Account.

Late Fees for Outstanding Balance:

1. A late fee of \$50 is charged to individual Tenants for any outstanding balance on an individual Tenant's account. This includes a balance due to rent, utilities, fees, etc.
2. On the third late payment, late fees will increase to \$100 for an outstanding balance.
3. Please advise that payments are credited to charges in the order that they were charged (i.e., a Tenant will not be able to pay in full the rent for a given month until overdue balances from previous months are paid off).
4. If the Tenant makes an online payment or a third party pays the rent, it remains the Tenant's responsibility to ensure the balance is paid in full by the deadlines specified above to avoid late fees.
5. When applying for a renewal, a Tenant who has been charged six or more late fees may not be approved.
6. A Tenant whose balance is not paid in full and is past due 60 days or more will receive a hold on their DTS Student Account that disallows class registration or graduation until the balance is paid off.
7. Any Tenant with a balance that is past due 90 days or more, with no alternative payment plan in place, may not qualify for renewal and will be at risk for eviction.

1.5 MOVE-IN/MOVE-OUT INSPECTIONS

Move inspections will be completed prior to Tenant move-in and after Tenant move-out, before any contractors enter the apartment. Tenants will receive move inspections for digital signing via the Tenant's online portal. The Tenant must report any additional prior damage to the Apartment Manager and sign the inspection no later than 5 days after the move-in has been completed or the Tenant will forfeit the right to dispute damages after move-out.

1.6 UTILITIES

The Landlord shall furnish water to the apartment and provide a trash chute on each floor for waste disposal.

1. In Washington Apartments, electricity is included in the monthly rental rate.
2. In Swindoll Tower, Tenants are responsible for contracting their own electrical service. Failure to do so will result in Tier 4 violation fees for every month that the Landlord receives a bill, in addition to charges for the cost of electricity.
3. The Tenant is responsible for any contracts with Cable, Telephone, or Hi-Speed Internet & Digital TV providers.

1.7 ACCESS DEVICES

Each Tenant will receive the following access devices, which must be returned when the Tenant vacates the apartment:

1. Building Entry (Fob)
2. Apartment Entry (iButton)
3. Mailbox (Metal Key)
4. Bedroom Lock (Metal key; if applicable)
5. Parking Hangtag (if applicable)

It is a violation of this Lease to loan keys to any non-Tenant, including guests, or to prop open any building doors or gates and leave them unattended.

If the Tenant requests a lock change, the Landlord will provide this service at the Tenant's expense.

Loss of access devices or violations to the above policies may incur Tier 2 or 3 violation fees.

1.8 PARKING

Parking is available at no additional cost in the on-campus parking lots or within the residential gated parking lot for each building.

To park on DTS grounds, Tenants are required to display a DTS Parking Decal on their front windshield, distributed free-of-charge by DTS Student Life. Students must receive a new decal every year that they park on-campus.

Parking in the residential gated parking lots is limited. Each one-bedroom apartment is allotted one parking space, and each two-bedroom apartment is allotted two parking spaces in the lot adjoining their building at no additional cost. Any vehicle parked in the gated lot must display a numbered Residential Parking Hangtag issued free-of-charge by Campus Housing on its rear-view mirror or dashboard, in

addition to the Parking Decal distributed by Student Life.

1. Any vehicle parked in the gated lot without both the Residential Parking Hangtag and Parking Decal properly displayed and up-to-date will be subject to ticketing by Campus Police.
2. Tenants may not loan Parking Hangtags or Decals to any non-Tenant.
3. Each motorized vehicle parked in campus parking lots must be in working order, have a valid state inspection, emissions testing, and current license plates. Any vehicle that does not meet these specifications can be towed at the owner's expense.

1.9 PETS & ASSISTANCE ANIMALS

No pets are allowed in the building or anywhere on the property, even temporarily, other than fish in small tanks that are no larger than 10 gallons. Any unauthorized animals may be removed by the Landlord or the Landlord's agent(s). Residents seen with pets will receive a violation notice and begin incurring fees upon the second violation.

Landlord permits Tenants to keep a documented assistance animal as a reasonable accommodation. Tenants are responsible for contacting the Landlord for assistance animal paperwork.

1.10 EARLY TERMINATION

In the event a Tenant breaks this Lease and moves out before the Lease end date without paying rent in full for the entire Lease:

1. The Tenant is responsible for monthly rent payments until the apartment is re-rented or until the end of the Lease term (whichever comes first).
2. The Landlord will work to mitigate damages by making the unit available to other qualified Tenants as well as applicants.
3. **The Tenant must pay an early termination fee equal to one month's rent.**
4. If the Tenant is a DTS student, any remaining unpaid balance will be transferred to the Tenant's student account. If the Tenant is not a DTS student, unpaid charges will be sent to a collection's agency.
5. The departing Tenant may not be eligible for on-campus housing in the future.
6. In the event a Tenant's roommate breaks this Lease, the remaining Tenant is not responsible for the financial obligations of the departing Tenant. However, if the remaining Tenant is found to be using the vacated space, the remaining Tenant will be fined for this violation.

The Tenant has the right to terminate this Lease without financial penalty in situations involving military deployment or transfer.

In the event the building becomes uninhabitable, all parties to this Lease will be released from the contract without prejudice or recourse.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. Tenant Living

2.1 TENANT CONDUCT

The Tenant agrees:

1. To not be disorderly, unlawful, or disturb the rights of other persons in the apartment complex;
2. To carefully read and abide by the policies and procedures in accordance with the current *Student Handbook* and the *Community Covenant* published by the Dean of Students, as well as the Campus Housing website published by the Landlord;
3. To adhere to directives pertaining to life or safety of the Tenant and preservation of the property issued by the Landlord, Landlord's agents, local, state, and national authorities; and
4. To be responsible for guests abiding by all policies and procedures of this Lease.

2.2 CHILD SAFETY

Adults (persons 18 years old or older) are responsible for the conduct and safety of children in their care. The following will be enforced, applicable to all children (including guests of the Tenant) on the premises:

1. Children may not participate in activities that damage DTS property, endanger personal safety, or endanger the safety of others.
2. Children **under the age of 15 years old** must be supervised by an adult when at the pool.
3. If a child **under the age of 12 years old** is found unattended by an adult outside of the apartment complex, the child's parent will receive a written notice of the violation from the Landlord, and DTS Campus Police will be notified. DTS Campus Police may report said incident to Child Protective Services.

2.3 ALCOHOL, SMOKING, & DRUG POLICY

All DTS facilities are alcohol-free, smoke-free, and drug-free. Smoking inside a facility is considered a violation of this Lease. Possession of any alcohol or illicit drugs in or on the DTS grounds is considered a violation of this Lease as well as of the DTS *Code of Conduct*. Violations of this section of the Lease are considered Tier 6 violations and will be addressed by the Landlord, the Dean of Students, and, where applicable, Campus Police.

To be considered for an exception to this policy (e.g., liturgical, ceremonial, medicinal, or other instances), Tenant must consult with the Dean of Students, and any exception granted must be communicated to the Landlord by the Dean of Students.

2.4 GUESTS

The Tenant is responsible for any guests and must personally grant entrance to any guests. Allowing unattended guests on the property at any point is a violation of this Lease.

1. In no event shall any person not listed on this Lease occupy the apartment for more than 10 days in any month without written permission from the Landlord.
2. The Landlord or the Landlord's agent(s) may exclude from the apartment community any visitors who are judged to be in the act of violating the law, the conditions contained in this Lease, or otherwise disturbing the rights of the Tenants or guests.
3. The Landlord or the Landlord's agent(s) may escort from the property any person refusing to identify as a Tenant or guest of a Tenant and failing to provide photo ID, if requested.

2.5 SUBLEASING

A Tenant may temporarily sublet the apartment to current DTS students, immediate family members of other on-campus Tenants, or current members of DTS Faculty or Staff.

Subleasing is only permissible when coordinated through the Landlord. A Tenant who sublets the apartment must abide by all policies and procedures outlined by the Landlord.

2.6 CONDUCTING BUSINESS

The Landlord understands that the Tenant may work from home. However, conducting certain types of businesses out of an apartment (selling goods, providing childcare, etc.) requires adherence to legal regulations and requirements. The Tenant is responsible for ensuring that any business they conduct within an on-campus apartment adheres to all local, state, or federal guidelines for said business.

Campus Housing common spaces, including the pool, may not be used for a Tenant's personal business.

By initialing below, you acknowledge and agree to the terms in Section 2.

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Initial Here

3. Care of Property

3.1 EMERGENCY MAINTENANCE

A maintenance emergency is something that, if not repaired immediately, could cause injury, threaten a Tenant's health, or cause serious

property damage. In the event of a maintenance emergency, the Tenant must call the DTS Campus Housing emergency number: 214-887-5213. In the case that the call is not picked up, *always leave a detailed voice message*. The Apartment Manager will do their best to return the call within 30 minutes.

For non-maintenance related emergencies, please call Campus Police: 214-887-5590.

3.2 GENERAL MAINTENANCE

The Tenant agrees to:

1. Replace any incandescent bulbs (bedroom and bathroom mirror lights) when necessary. The replacements must be of the same wattage and type as those currently in the fixture.
2. Actively employ strategies to prevent the growth of mold in the apartment.
3. Report promptly any mold, maintenance or repair needs through the Tenant's online portal.

Landlord agrees to:

1. Replace any fluorescent tubes (the overhead kitchen, closet and bathroom exhaust/fan light, oven lights, or refrigerator lights) as requested.
2. Address mold, maintenance or repair needs as Landlord deems appropriate.
3. Replace quarterly the filters for the air conditioning units.

Upon receipt of a maintenance request, the Landlord or the Landlord's agent(s) may enter the Tenant's apartment at any point to make necessary repairs without the Tenant's presence. Upon exit, a notice of entry will be affixed to the apartment door notifying the Tenant of work performed, and apartment door will be locked.

3.3 RIGHT OF ENTRY

The Tenant shall allow the Landlord or the Landlord's agent(s), including contractors or DTS Campus Police, to enter the apartment for any of the following purposes:

- Maintenance or Make-Ready
- Removal of hazardous items
- Leasing showings after submission of a *Notice to Vacate*
- Inspections
- Emergency Right of Entry

Types of Inspections During Occupancy:

1. Inspections are conducted to identify apartment care repairs that may be needed throughout the year. Tenants will be notified of any necessary repairs and associated damage charges, if any, once the inspection has been completed.
2. Annual apartment inspections are conducted by the City of Dallas Fire Marshal. Tenants are liable for violations to the City of Dallas Fire Code and should especially note the following:
 1. Candles may be used only in shared apartment common areas, not bedrooms or community spaces. They should be kept on solid surfaces and away from drapes or other flammable materials. Birthday candles are permitted for celebratory occasions.
 2. All personal items must be at least 18 inches from sprinkler heads. Lofts or bunk beds must be placed on the opposite side of the bedroom from the sprinkler head.
 3. Common areas, hallways, stairways, and laundry areas should be kept clear of debris and clutter. Do not use these areas for personal storage at any time. Items found in common spaces may be confiscated or disposed of by the Landlord or the Landlord's agent(s). Landlord will record violations of this policy by adding a fee to the Tenant's online portal with a photo and a description of the prohibited item.

Emergency Right of Entry defined:

- Immediate danger to person or property is reasonably suspected; or
- Entry is required by a law officer in possession of a search or arrest warrant or in pursuit; or
- The Landlord or the Landlord's agent(s), including Dean of Students, has reason to believe that the health or safety of the Tenant, or

any occupant in the Tenant's apartment, is in jeopardy that requires emergency intervention.

Whenever possible, the Landlord will provide 24-hour notice of intent to enter.

3.4 PLUMBING

Care for the premises requires special attention to avoid flooding the Tenant's apartment or surrounding apartments. Common policy violations contributing to flooding include:

1. Incorrect usage of the kitchen sink garbage disposal, including but not limited to depositing prohibited food and non-food items such as oil, rice, fibrous vegetables, drain cleaner, bleach, etc.
2. Dishes being placed in the dishwasher without first rinsing and clearing off food items.
3. Flushing wipes (even disposable ones) down any toilet fixture, including in common area restrooms.

The Tenant is expected to have and use a plunger only on toilets. Do not use plunger on clogged sinks.

Violations of these policies may incur a fee plus the cost of repairs charged to the Tenant's online portal.

3.5 ALTERATIONS TO PROPERTY

The following alterations are permitted:

1. Interior: Light decorations and pictures may be hung with standard picture hanging hooks or small screws with plastic anchors.
2. Exterior: Tenants may only hang picture frames or other décor on the wall that also contains the entry light and room number. Decorative items are only allowed in the designated "porch" areas applicable to apartments other than 2-bedroom units in Swindoll Tower. All decorations must meet local Fire Code regulations.

Any other alterations desired by the Tenant, including shower heads or mounted TVs, must be approved by the Landlord.

The following alterations are prohibited and are subject to Tier 4 violation fees and immediate removal upon discovery:

- Taking or adding furniture, décor, personal items, or equipment from public areas for personal use;
- Use of tape, Command hooks, or other adhesives that may cause damage to the wall;
- Drilling holes in the woodwork, doors, floors, or ceilings;
- Bidets, personal washing machines, water purifiers, or any other alterations to plumbing fixtures;
- Wallpaper, wall paint, stenciling, contact paper, or self-stick tile;
- Track shelving of any kind attached to any wall; or
- Any other alterations to permanent fixtures of the unit.

3.6 THIRD PARTY AGENTS

All repairs, additions, or changes to the electrical service and/or equipment, including plumbing, the HVAC systems (i.e. air vents and thermostats), or any other element in DTS Campus Housing shall be completed by Facilities and Plant Operations (FPO) or its designated agent. If the Tenant personally makes such changes or arranges for any work to be done by any person or company other than by Facilities and Plant Operations (FPO), the Tenant will incur a fee, plus the complete cost of the inspection and repair of third-party agents' alterations, added equipment, or service, as needed.

3.7 PEST CONTROL

1. Each apartment receives exterminator services through a Maintenance Request submitted on the Tenant's online portal. In the Maintenance Request, give detailed descriptions (and pictures if possible) of pests found in the apartment.
2. If the exterminator is refused entry by the Tenant and must reschedule service, the Tenant will be charged a fee for the cost of rescheduling.
3. If Tenant experiences continued problems after extermination services, Tenant must notify the Apartment Manager who will arrange for the exterminator to re-treat at no cost.
4. Tenant is not permitted to use personal pesticides inside or outside of the apartment or on the apartment grounds at any time.

5. Tenant may be asked to alter food storage, property, or living habits if it is determined the Tenant has created an environment that fosters pest infestation. In such cases, the Tenant will be financially responsible for any damage or infestation that may arise to surrounding units as a result of Tenant's lack of cleanliness or property neglect.

3.8 FIRE

In compliance with the Fire Code for the City of Dallas, Landlord is required to conduct four unannounced fire drills per year in each of the Campus Housing buildings. All Tenants are required to evacuate the building during these drills.

It is a breach of this Lease to purposely disable or damage any smoke detectors, fire alarms, or fire suppression equipment. The intentional tripping of a building fire alarm not warranted by an actual emergency is prohibited and is a Tier 5 violation.

3.9 CHEMICAL STORAGE

Commercial or industrial chemicals may not be stored on the Leased premises including in any automobiles parked on the premises. Only normal household chemicals may be stored and used in the apartments.

3.10 LIABILITY FOR DAMAGES

Definitions:

- *Normal wear and tear*: A worn carpet, peeling paint, or dusty fixtures are examples.
- *"Substantial" damage*: Damage due to accident, carelessness, or abuse/neglect of the property. A broken window, a hole in the wall, or a large carpet stain are examples. The Tenant is responsible even if a guest causes the damage.

The apartment shall be surrendered in the same condition as it was received except for reasonable wear and tear, and appliances shall be maintained in a reasonable manner. The Tenant agrees to keep the apartment clean and free of dirt and trash.

Upon move-out, the security deposit forfeiture charges are intended to recapture the cost of substantial damage or to cover other charges left unpaid by the Tenant. The Landlord will not withhold security deposit funds for damage caused by previous Tenants or for everyday wear and tear to the property. In the event that the security deposit does not cover the cost of the damages, the excess cost will be transferred to the Tenant's DTS Student Account.

The Tenant agrees to reimburse the Landlord within 30 days for any substantial property loss and the cost of repairs or services resulting from negligence or improper use of all DTS facilities (including the Tenant's apartment) or furnishings by the Tenant or the Tenant's guests.

The Tenant will be billed for any additional damage caused by a failure to immediately report a need for emergency maintenance.

1. Landlord is not liable for any loss of, or damages to, Tenant's personal property. This includes automobile theft, vandalism, fire, water, and other causes of damage.
2. Landlord strongly encourages Tenants to secure renters' insurance to protect personal property.

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____
Initial Here

4. Terms of Transition

4.1 LEASE RENEWAL

Rental rates are subject to change annually.

A Tenant wishing to renew the Lease for the following Lease term must complete the appropriate renewal application published by the Landlord. Similarly, any Tenant wishing to transfer to a different apartment or building must complete the appropriate transfer application published by the Landlord.

1. Landlord reserves the right to not renew a Tenant for any reason, including, but not limited to: Tenant behavior, violation of policies, community disruptions, poor care of property, etc.
2. All renewals will be offered at the discretion of the Landlord, subject to factors such as current availability (which differs each season), Campus Housing Resident qualifications, and Tenant rental history. Not all requests for renewal may be approved.

3. The Tenant's account must not have an outstanding balance in order to qualify for a Lease renewal.
4. In the case a renewing Tenant's roommate does not renew, it is not an option for a remaining Tenant to occupy an apartment alone without paying the full cost of the apartment.
5. If the Tenant is offered a renewal of this Lease, this Lease's end date will automatically extend until a new Lease takes effect.

Please refer to the Campus Housing website for instructions and deadlines for the renewal and transfer process.

4.2 NOTICE TO VACATE

If Tenant does not wish to sign a new Lease with the Landlord, the Tenant must submit a *Notice to Vacate* no later than **60** days prior to the Lease end date. Failure to give a 60-day written notice will result in rent charges for 60 days from the date the valid *Notice to Vacate* was submitted. Tenant must follow the proper *Notice to Vacate* procedures as outlined on the DTS Campus Housing website.

Rent will be prorated based on the last Tenant's move-out date.

Except for property removal following the death of a sole Tenant, any property left on the premises by a current or vacated Tenant shall be considered abandoned and will be surrendered to the Landlord. Landlord may dispose of or gift to a charitable organization all items of personal property left in the apartment or on the premises after surrender or abandonment. Any costs associated with the disposal of abandoned property shall be borne solely by the Tenant.

4.3 EVICTIONS

The *Letter of Eviction* requires the Tenant to vacate the property within 10 calendar days from delivery of the eviction notice (except Sundays and DTS observed holidays). After the *Letter of Eviction* is delivered to the Tenant, no contract negotiations may be pursued.

The following are grounds for eviction from DTS Campus Housing:

1. The Tenant is placed on a Mandatory Leave of Absence, dismissal by action of the Dean of Students, the Academic Dean or the Registrar.
2. The Tenant violates the terms of this Lease, including but not limited to:
 1. Habitual triggering of the building fire alarm (intentional or unintentional);
 2. Negligent care of DTS Property;
 3. Violating Section 2.1 Tenant Conduct as outlined by this Lease and the Campus Housing website;
 4. Repeat instances of leaving a child under 12 years old unattended outside the apartment complex;
 5. The Tenant has a balance that is 90 days or more past due (unless an acceptable alternative payment plan is in place and communicated with the Landlord).
3. The Tenant's visa status no longer permits them to remain in the U.S.

Letters of Eviction may be delivered by:

1. Personal delivery to any Tenant or to the apartment to any occupant over 16 years old; or
2. Affixing the notice to the inside of the apartment's main entry door; or
3. Certified mail with return receipt requested.

Eviction does not release the Tenant from the charges in this Lease.

4.4 RENTAL HISTORY

Tenant expressly releases Landlord from any and all liability arising from Landlord's disclosure of Tenants' rental history information to the following:

- Landlords and/or mortgage companies seeking rental history; or
- Law enforcement or governmental agencies provided that such rental history information is disclosed as part of a duly authorized investigation or background check.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
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5. Final Disclosures

5.1 FEES

The following is our general policy for fees relating to services performed and/or violations to this Lease or the Campus Housing website. Examples of common violations for each Tier are given below, but the Landlord reserves the right to determine the appropriate Tier and fee according to the severity of the violation.

Tier 1: Notice of Violation

Tier 2: \$10 Fee

e.g., Loss of Mailbox Key, Second Emergency Let-In

Tier 3: \$50 Fee

e.g., Delinquent Rent, Ledger Reconciliation

Tier 4: \$100 Fee

e.g., Move Date Change, Late Lease Renewal Past 45 Days

Tier 5: \$250 Fee

e.g., Negligently Triggering Smoke Alarm, Occupying Vacated Space

Tier 6: Risk of Eviction

e.g., Habitual Violations, Violating Tenant Conduct, Delinquent Rent Past 90 Days

Fees do not include the cost of repair for violations that result in damage to DTS property.

5.2 LANDLORD RIGHT OF EXCEPTION

The Landlord retains the right to make an exception to any of the terms and conditions contained in this Lease except those required by legal statute. Tenants may submit an *Exception Request* to the Landlord through the DTS Campus Housing website.

5.3 MEDIATION & ARBITRATION

The parties to this Lease hereby agree that if any dispute arises pursuant to the interpretation or application of the terms herein, which cannot be resolved by the Landlord, such dispute shall be resolved by a panel including but not limited to the Dean of Students and the Director of Campus Housing. The policies outlined in the *DTS Student Handbook* shall determine the resolution of any such dispute.

5.4 LEASE ACCEPTANCE

This is a legally binding contract. By typing name, the Tenant is consenting to use electronic means (i) to sign this contract, and (ii) to accept Lease agreements and addenda. After the Tenant signs and provides the security deposit, the Landlord will execute the Lease, and a copy of the Lease will be stored in the Tenant's online portal.

X

Lessee

Date Signed

X

Lessor

Date Signed