

Integrity Real Estate / Property Management

Property Management Agreement

The undersigned Owner hereby employs the undersigned Broker exclusively to rent, lease, operate, and manage the real property situated in the City Las Vegas, County of Clark, State of Nevada, described as: _____ for a period commencing _____, 20__ and terminating at midnight of _____ upon the following terms and conditions:

RENEWALS: This agreement shall continue after the above termination date on an annual basis until canceled by either party by giving the other party at least 30 days written notice of cancellation. However, the termination of this Agreement shall not affect the right of the Broker to receive leasing commissions or fees earned and accrued up to the date specified in such notice which may not have been paid. Upon receipt of proper notice, in accordance with this Agreement, the final disbursement of all commissions and fees will occur on or before the date of transfer of management

BROKER'S OBLIGATIONS

Owner hereby confers upon the Broker the following duties, authority, and powers:

1. LEASING: To advertise the availability for rent of the property or any part thereof and to display "for rent" or "for lease" signs thereon; to execute leases for terms not to exceed one year, renewals or cancellations of leases relating to the property; to terminate tenancies and to sign and serve for the owner such notices as Broker deems appropriate; to institute legal actions in the name of the Owner, to evict tenants and recover possession of the premises, to recover rents and other sums due; to settle, compromise, and release such actions.

2. RENTS: To collect rents and to collect and disburse security and other deposits; to deposit all receipts collected in a trust account with a qualified banking institution, but Broker shall not incur any liability for bankruptcy or failure of the depository. Broker may charge tenant late fees as follows: 5 days late \$100 + \$5 per day until payment is received. Late charges may be assessed on any unpaid balance are computed from the original due date. Broker may charge tenant \$35 for each dishonored bank check. Broker may charge tenant a \$50 service fee should it become necessary to serve a notice for non-payment of rent or non-compliance with any rule of the rental agreement. Broker may adjust the rent amount as market conditions warrant. Broker may assign delinquent accounts to a collection agency; however any action further than collection referral shall be the responsibility of the owner.

3. MAINTENANCE: To employ, supervise, and discharge all labor required for the operation and maintenance of the property, it being agreed that all employees shall be the Owner's employees. However, all workers performing repairs, etc. shall be covered by Workman's Compensation (L&I) Insurance which is added to or included in the cost of repair/maintenance labor.

4. SERVICE CONTRACTS: To execute contracts for utilities and services for the operation, maintenance and safety of the property, as the Broker shall deem advisable and/or necessary.

5. REPAIRS: To take charge of repairs, decorating and alterations and to purchase supplies therefore. Broker agrees to obtain Owner's prior authorization for any and each expense item in excess of \$__250.00____, except monthly or recurring operating charges or emergency repairs, or in the event the Owner is not reasonably available for consultation, if the Broker deems such expenditures necessary for the protection of the property from damage or to perform services to the tenants provided for in their leases or rental agreements. Emergency repairs may involve costs which are significantly higher than day-to-day costs, but must be carried out in a timely manner. While Broker will always make an effort to notify OWNER of anticipated expenses, in emergencies Broker must carry out repairs with or without OWNER approval. Emergencies include, but are not limited to, water supply, hot water heater, summer cooling, winter heating, exposed wiring, and hazardous conditions. At the time of this agreement, labor charges for repairs are based at \$45.00 per hour (including L&I/Workman's Compensation Insurance), but are subject to increases over time. Repair labor is reimbursed to INTEGRITY REAL ESTATE / PROPERTY MANAGEMENT, who employs the repair staff used outside service contracts for repairs may be initiated at market cost for specialty type work (i.e. sewer drains, appliance repair, carpet cleaning, etc.)

Initials: _____

6. DISBURSEMENTS: To accrue and make disbursements from Owner's funds for: Repairs, maintenance, and management fees as outlined below. Broker shall keep proper books of accounts of this agency, which said books shall be open to inspection by OWNER during the regular business hours of the Broker. Broker need not maintain segmented bank accounts relating to the PROPERTY, but the books shall reflect at all times the rents and revenues received and the disbursements made as to the PROPERTY. Accounts shall be kept in compliance with all applicable state laws. At such periodic intervals as the OWNER shall request, but not more frequently than monthly, MANAGER shall furnish to the OWNER a statement showing the rents and revenues received, the disbursements made and all other transactions with respect to the PROPERTY for the period indicated by OWNER

7. OWNER DISBURSEMENTS: Owner to maintain a minimum balance of \$ __250__ in the Broker's Trust Account to cover repairs and expenses that may be incurred. Broker agrees to disburse receipts less disbursements and minimum balance on a monthly basis unless agreed otherwise. When a tenant pays rent by personal check, the Broker must hold funds for at least 15 business days for check to clear prior to disbursement.

8. SUMMARY STATEMENTS: To render annual, and as requested itemized statements of receipts, expenses, charges and accruals and to remit to Owner receipts less disbursements and accruals for future expenses. In the event disbursements exceed receipts, Owner shall promptly remit such excess to the Broker. Owner assumes full responsibility for the payment of any expenses and obligations incurred in connection with the exercise of Broker's duties set forth herein.

OWNER'S OBLIGATIONS

1. BROKERAGE FEES: Owner agrees to pay Broker a fee or fees for services rendered at the rates hereinafter set forth. Owner recognizes Broker as agent in any negotiations relative to the property or any part thereof, which may have been initiated during the term hereof, and if consummated, shall compensate Broker in accordance with the rates hereinafter set forth. Such compensation is due and payable in demand and may be deducted by Broker from receipts.

Management/Renting/Leasing: Initial set-up fee, \$350 per PROPERTY. Once rented, we will charge and deduct from rents collected each month a Management Fee of _____. One-half (1/2) of the first month's rent of each tenancy to fill vacancies as they occur; SIX percent (____) of the monthly rent and late fees collected thereafter. One Hundred percent (100%) of NSF fees and service fees collected from tenant. Owner shall reimburse Broker for all advertising, postage, keys, and any other expense directly related to the management of the property. For any inspection requested by OWNER, other than scheduled six month inspection and eleventh month lease renewal inspection, \$50, billed time charge for Court appearances other than evictions, for excessive or unusual time spent at the PROPERTY by a Broker, and for OWNER elected special services, \$50 per hour, billed. Move out transition, \$150, taken from the last months rent. In the event of a skip or eviction, this amount will be billed.

1A. ADVERTISING: When the rental property is listed as available for rent, the owner agrees to pay a fee to the Broker of \$100 per month or fraction thereof, to offset generic/institutional advertising and listing (agency & Internet) expenses. Should the Owner desire direct advertising (spot ads, etc.) for their specific property, the Owner shall instruct the Broker in writing of such and agrees to pay the actual cost of said advertisements. A LEASING COMMISSION payable to LEASING AGENT of at least \$300 *per occurrence* is recommended and will be deducted from first months rent. While this amount is negotiable between OWNER and Broker, the amount agreed upon and stated in the Multiple Listing Service must be paid

1B. SALE OF PROPERTY: Integrity Real Estate / Property Management Service (Broker) is a real estate sales office. Owner is advised to consult with the Broker prior to entering any other contract pertaining to the property.

2. HOLD HARMLESS: Owner agrees to hold the Broker harmless from all damages and suits in connection with the management of the herein described property and from liability from injury suffered by any employee or other person whomsoever, and to carry at his own expense, adequate public liability and workmen's compensation insurance and to name the Broker co-insured. The Broker also shall not be liable for any error of judgement or for any mistake of fact or law, or for anything which he may do, or refrain from doing hereunder, except in cases of willful misconduct or gross negligence. If suit is brought to collect the Broker's compensation or if Broker successfully defends any action brought against Broker by Owner, relating to the property, or Broker's management thereof, Owner agrees to pay all costs incurred by Broker in connection with

Initials: _____

such action, including a reasonable attorney's fee.

- 3. **DATA & RECORDS:** Owner agrees to make available to Broker all data, records and documents pertaining to the property which the Broker may require to properly exercise his duties hereunder. Owner to provide Broker with complete tenant records (contracts, payment history, deposit information, etc.) for all occupied properties along with keys to all units. Broker reserves the right to convert all existing tenants to the office standard rental agreement, subject to any lease provisions.

Note: In order to provide you with an accurate IRS Form 1099 at year end we will require either a Social Security number or a Taxpayer Identification number, not both. The number you provide us with here is the one we will use for you.

3A. HOA RECORDS: OWNER does allow the Broker to communicate directly with any Home Owner Association (HOA) associated with the PROPERTY and OWNER shall provide the Broker all HOA contact information.

- 4. **INSTRUCTIONS FROM OWNER:** It is hereby agreed that ALL instructions given by owner to the Broker shall be in writing, or in the event of emergency, communicated by phone and immediately confirmed in writing. These communications may be by mail or fax to 702-870-9900, or e-mailed to: Integrity@integrityrelv.com.
- 5. **VISA/MASTERCARD/DEBIT:** In the future Integrity Real Estate / Property Management Company may accepts Visa & MasterCard Credit cards and most debit cards for payments of rents & deposits. Owner acknowledges that any fees charged (discounts) will be deducted from payment amounts prior to funds being settled with owner. Funds paid by Credit or Debit are transferred electronically to a holding account and then once cleared, will transfer to the Trust Account in the name of the Owner. There may be a delay of up to 1 week after payment from a tenant, before funds are transferred to Owner's account and available for disbursement.

OTHER TERMS

List of properties included at the initial management:

Property #1 _____ Description: _____

Rent: _____ Deposit: _____ Currently Occupied or Vacant

Pets: _____ Pet Fee: \$ _____ per pet Pet Rent: \$ _____

Section 8: YES NO

Property #2 _____ Description: _____

Rent: _____ Deposit: _____ Currently Occupied or Vacant

Pets: _____ Pet Fee: \$ _____ per pet Pet Rent: \$ _____

Section 8: YES NO

Property #3 _____ Description: _____

Initials: _____

Rent: _____ Deposit: _____ Currently [] Occupied or [] Vacant

Pets: _____ Pet Fee: \$ _____ per pet Pet Rent:\$ _____
 Section 8: YES NO

Property #4 _____ Description: _____

Rent: _____ Deposit: _____ Currently [] Occupied or [] Vacant

Pets: _____ Pet Fee: \$ _____ per pet Pet Rent:\$ _____
 Section 8: YES NO

Property #5 _____ Description: _____

Rent: _____ Deposit: _____ Currently [] Occupied or [] Vacant

Pets: _____ Pet Fee: \$ _____ per pet Pet Rent:\$ _____
 Section 8: YES NO

Other properties may be added by addendum, stating same information as above, signed by both parties.

Broker to hold all tenant's deposits in trust account to be held & disbursed according to rental documents.

Insurance Agent: _____
 Phone _____

Type of Services to be rendered: (Check one):
 Full Management; Rental Only (fill vacancies) ; Monthly Management Only

The Broker accepts this exclusive employment and agrees to use due diligence in the exercise of the duties, authority, and powers conferred upon him under the terms hereof.

Broker:	Owner:
INTEGRITY REAL ESTATE / PROPERTY MANAGEMENT	
7495 W AZURE ST, ST 238 - Las Vegas, NV 89130	
Phone:702-395-9990	
Integrity@Integrityrelv.com	
Email to at: pam.integrity@integrityrelv.com	

Initials: _____

ADDENDUM: The following items are incorporated into this agreement by reference and together with them constitute the entire agreement: Rental forms to be used: Residential Rental Agreement, Deposit Agreement, Pet Agreement, and Lead Based Paint Disclosure.

Initials: _____

RESIDENTIAL RENTAL AGREEMENT

TENANTS' NAMES: _____ hereinafter referred to as Tenants and _____ and no others as additional occupants, hereby agree to the following terms and conditions:

FUNDS	Amount Paid	Balance Owing
Rent:	\$.00	\$.00
Security/Cleaning/Damage Deposit	0	0.00
Pet Fee/Pet Rent:	0	0
Other Charges/Credits Last Months Rent	0	0
TOTALS (Balance due prior to occupancy)	\$.00	\$.00

Tenant hereby agrees to rent from the owner the premises situated in the County of Clark, State of Nevada, known as _____, _____, NV 89____.

TERM: The term shall commence on _____ and continue until _____ for a total rent of \$ _____. Subsequent to the initial lease period, rental shall continue on a month-to-month basis, until either party shall terminate the same by giving the other party 45 days written notice prior to end of rental period delivered by certified mail OR in person.

RENT: Rent shall be \$ _____ per month, payable in advance, upon the 1 day of each calendar month to Owner or Agent, payable to: **Integrity Real Estate / Property Management at 4955 S Durango Dr. STE 121, Las Vegas, NV 89113** or at such other places as may be designated by Owner from time to time. In the event rent is not paid within five (5) days after due date, Tenant agrees to pay a Late Fee as outlined below. Tenant agrees to further pay \$35.00 fee in addition to any late fees. Funds are counted as received on the date that the check clears the bank, not the date the check is tendered. The late charge is **not** a grace period, and the Owner is entitled to make a written demand for any rent unpaid on the second day of the rental period. Any unpaid balances remaining after the termination of occupancy are subject to 1 1/2% interest per month or the maximum rate allowed by law.

LATE FEES: Tenant agrees to pay late fees on **ANY** unpaid portion of the rent. Late fees are based on the number of days from the original due date until payment is received. All fees and other charges shall be deducted from payments first and remaining balances shall be considered rent and are subject to late fees unless otherwise agreed to in writing.

LATE CHARGES SHALL BE ASSESSED AS FOLLOWS:

Five (5) days late -\$100.00 + \$5.00 per day until payment is received.

MULTIPLE OCCUPANCY: It is expressly understood that this Agreement is between the Owner and each signatory individual and severally. In the event of default by any one signatory each and every other signatory shall be responsible for timely payment of rent and all other provisions of this Agreement. Individuals may not be released separately from the agreement and all parties signing the agreement shall remain fully responsible for compliance of this agreement until the property is returned to the owner, regardless of who actually is occupying the unit at the time. It is recommended that tenants in a "roommate situation" enter into a separate "Roommate Agreement". It is expressly understood that any agreements among the tenants have no bearing on this rental agreement, and this rental agreement shall supersede any other agreements.

UTILITIES: Tenant shall be responsible for the payment of all utilities and services. Tenants are required to keep all utilities turned on that service the property (water, electricity, gas, sewer and refuse service) until rent expires and keys are returned to the owner upon vacating – whichever is later. Should utilities be disconnected during the term of the rental agreement, a \$50 fee shall be assessed per utility that is shut off prior to the end of the rental term. Tenants are responsible for payment of all utilities until rent expires and keys are returned to the owner/agent.

USE: The premises shall be used exclusively as a residence for no more than 2/bedroom, People as named above. Guests staying more than a total of 20 days in a calendar year will be considered unauthorized occupants trespassing on the property; subject to removal by law enforcement.

TRAMPOLINES: No tenant shall be permitted to have a trampoline or any similar device on the property at any time.

SWIMMING POOLS: No tenant shall erect or permit to be installed any type of swimming pool or hot tub to be used at any

Initials: _____

time. Temporary wading pools may only be used while under direct supervision of an adult and shall not be left/stored with water contained inside at any time.

PETS: No pets shall be brought on the premises without **prior** written consent of the Owner.

DOGS/LIABILITY INSURANCE: Within thirty (30) days of this agreement, all tenants with a dog shall provide owner/agent with proof of liability/renter's insurance with minimum of \$500,000 per occurrence limits and shall name the property owner as additionally insured on said policy. Tenant shall pay all costs related to this coverage and shall maintain uninterrupted coverage of this insurance whenever a dog resides in the unit either permanently or on a temporary basis.

HOUSE RULES: Tenant shall dispose of all refuse on a regular (weekly) basis. Parking shall be in designated driveways or otherwise legally parked. Only currently registered vehicles may be parked on premises. Vehicle parts including tires may not be stored on property at any time. Tenant shall not have a waterbed on the premises without prior written consent of the Owner. In the event that the premises are a portion of a building containing more than one unit, Tenant agrees to abide by any and all house rules, whether promulgated before or after execution hereof. Possession of any controlled substance or any reported gang activity shall be grounds for immediate termination of this tenancy.

ORDINANCES AND STATUTES: Tenant shall comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

ASSIGNMENT & SUBLETTING: Tenant shall not assign this Agreement or sublet any portion of the premises without prior written consent of the Owner.

MAINTENANCE, REPAIRS OR ALTERATIONS: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Tenant shall, at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, and furnishing therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant shall be responsible for damages caused by his negligence and that of his family, invitee and guests. Tenant shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. Tenant shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds if such grounds are part of the premises. If lawn is not cut within five (5) days after Tenant has been notified that it needs to be done, Tenant agrees to reimburse Owner for expense of having it cut. Tenant shall not commit any waste upon said premises, or any nuisance or act that may disturb the quiet enjoyment of the surrounding area. Tenant shall be responsible for all glass breakage, including the labor and materials to repair broken glass.

Tenant shall be responsible for any repairs to the premises including the plumbing system, electrical system, heating system, and the appliances if any foreign objects are placed in the systems (e.g., tampons, toys, etc.), if the system is neglected or misused, or if an unauthorized repair is attempted or performed.

INVENTORY: Any furnishings and equipment to be furnished by Owner shall be set out in a **special inventory** that shall be signed by all parties and become a part of this Agreement.

SECURITY: The security deposit, if any, shall secure the performance of Tenant's obligations hereunder. Owner may, but shall not be obligated to, apply all or portions of said deposit on account of Tenant's obligations hereunder. Tenant shall not have the right to apply the security deposit in payment of last month's rent. Tenant shall provide owner with a major credit card or debit card information and keep such information current on file throughout their tenancy. Owner may charge this account for any unpaid rent or damages due under this contract if payment agreements are not honored without further notice to the tenant.

DAMAGES TO PREMISES: If the premises are so damaged by fire or from any other cause as to render them untenable, then either party shall have the right to terminate this Agreement as of the date on which such damage occurs, through written notice to the other party, to be given within fifteen (15) day after the occurrence of such damage; except that should such damage or destruction occur as the result of the abuse or negligence of Tenant, or its invitee, the Owner only shall have the right to termination. Should this right be exercised by either Owner or Tenant then rent for the current month shall be prorated between the parties as of the date the damage occurred and any prepaid rent and unused security deposit shall be refunded to Tenant. If this Agreement is not terminated, then Owner shall promptly repair the premises and there shall be a proportionate deduction of rent until the premises is repaired and ready for Tenant's occupancy. The proportionate reduction shall be based on the extent to which the making of repairs interferes with Tenant's reasonable use of the premises.

ENTRY AND INSPECTION: Owner shall have the right to enter the premises: (a) in case of emergency; (b) to make necessary or agreed repairs, decorations, alterations, improvements, supply necessary or agreed services, exhibit the premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors; © when Tenant has abandoned or surrendered the premises. Except under (a) and (c), entry may not be made other than during normal business hours, and without not less that 24 hours prior notice to Tenant. Failure to cooperate may result in a \$100.00 penalty per occurrence, according to Nevada State Law.

INDEMNIFICATION: Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any

Initials: _____

property, occurring on the premises, or any party thereof, or in common areas thereof, unless such damage is the proximate result of the negligence or unlawful act of the Owner, his agents, or his employees. Tenant agrees to hold the Owner harmless from any claims for damages no matter how caused, except for injury or damages for which the Owner is legally responsible. Tenant acknowledges being informed that the owner's insurance covers the building only; contents not belonging to the owner are not covered. Tenant is advised to obtain a Renter's Insurance Policy to cover their personal belongings and liability.

POSSESSION: If the Owner is unable to deliver possession of the premises at the commencement hereof, Owner shall not be liable for any damage caused thereby, nor shall this Agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this Agreement if possession is not delivered with ten days of the commencement of the term hereof.

DEFAULT: If Tenant shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, the Owner, at his option, may terminate all rights of Tenant hereunder, unless Tenant, within said time, shall cure such default. If Tenant abandons or vacates the property, while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner reasonable believes that such abandoned property has no value, it may be discarded. All property on the premises in subject to a lien in favor of the Owner for the payment of all sums due hereunder, to the maximum extent allowed by law.

In the event of a default by Tenant, Owner may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, or (b) at any time, terminate all of Tenant's rights hereunder and recover from Tenant all damages he may incur by reason of the breach of the Agreement, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit should be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss which the Tenant proves could be reasonable avoided.

SERVICE FEES: Should it become necessary to serve a 3 day pay or vacate notice or any other notice regarding compliance with your rental agreement, a service fee of \$40 shall be assessed.

ALTERNATE PAYMENT METHODS: If offered tenants may pay rent & fees using a Debit Card (must swipe card & enter PIN for each payment) at no additional cost. Tenants who pay by Credit Card will be assessed a 3% convenience charge for this service. Credit card payments can be set up as one-time, or recurring monthly charges at the tenant's written request. Owner reserves the right to cancel or suspend debit/credit payment services at any time.

UPON GIVING NOTICE TO VACATE: After the tenant has given proper notice to vacate the premises, at least 20 days prior to end of the rental period (before rent is due next) as required by Nevada State Law, the tenant acknowledges that the owner/agent will attempt to re-rent the unit prior to the tenant actually vacating. Owner may post signs on his/her property and advertise the unit at his sole discretion. Tenant agrees to be cooperative in arranging for showings of the unit during normal business hours. Should the tenant be uncooperative or refuse to schedule showings, then the tenant shall be liable for an additional one month's rent, or rent until the unit is re-occupied, whichever occurs first.

ATTORNEY'S FEES: In any legal action brought by either party to enforce the terms hereof of relating to the demised premises, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

COLLECTION FEES: Should your account be referred to collections for any reason upon vacating, the following service fees shall apply:

Balance owing on account	Service Fee added
Under \$150	\$50
\$150 - \$300	\$100
\$301 - \$500	\$200
\$501 - \$1000	\$300
\$1001 & up	\$500

These service fees shall be added to the principal balance plus interest owing before the account is referred to collection. In addition, any specific legal costs of collection shall be added, subject to Nevada law.

Tenant acknowledges being informed that all accounts that remain unpaid are referred to collection unless a satisfactory payment plan has been agreed to within the time frame allowed (14 days from date of being notified of amounts owing). Also, should the tenant default on any payment plan, then the owner may, without further notice, refer the account to collection or seek other legal remedies for amounts unpaid.

WAIVER: No failure of Owner to enforce any term hereof shall be deemed a waiver. The acceptance of rent by Owner shall not waive his rights to enforce any term hereof.

NOTICES: Any notice that either party may give, may be given by mailing the same, postage prepaid, to Tenant at the premises or to Owner at 4955 S Durango Dr. Ste 12, Las Vegas, NV 89113(unless otherwise stated) or at such other places as may be

designated by the parties from time to time.

HOLDING OVER: Any holding over after the expiration hereof, with the consent of Owner, shall be construed as a month-to-month tenancy according to the terms hereof, as applicable, until either party shall terminate the same by giving the other party (20) days written notice delivered by certified mail.

ACKNOWLEDGMENTS: Tenant acknowledges that there is a working smoke detector in his unit and agrees to keep it in good working order at all times. Tenant further acknowledges that he has inspected the premises and found the hot water tank located therein is set at the recommended 120 degrees (or the minimum setter if the dial won't go that low) at the time of occupancy.

TENANT'S INITIALS: _____

Unrelated Persons/Roommates/House Sharing, etc. -- Read & Initial:

It is expressly understood that this agreement is between all parties, regardless of who actually resides in the unit. Individuals may NOT be released separately from this agreement. Deposit refunds, charges for amounts owing (rent & damages) and any legal action will be in the names of ALL named tenants and other occupants. Tenants have been advised to enter into a written roommate agreement outlining individual responsibilities for sharing a unit. Any such agreement is outside of this rental agreement and has no effect upon this rental agreement. Tenants may get a copy of a roommate agreement, upon request.

Tenant's Initials: _____

Appliances provided for Tenant's use: Refrigerator _ Stove _ Dishwasher __Other

KEYS PROVIDED: _____ (Front_____, Back_____, Garage_____, Other _____)

Tenant shall be charged the cost of changing locks for any lock that keys are not returned for, or if the owner believes that additional keys are outstanding.

TIME: Time is the essence of this Agreement.

Tenants shall advise the owner/agent in writing should anyone residing in the unit be on active or reserve military duty.

Tenants must complete a Rental Information Update Form and update the Additional Security Agreement information at least annually or whenever a relevant change occurs.

ADDENDUM: The following addendum of same date, signed by Tenant and Owner, attached hereto, is an integral part of this Agreement.

OTHER TERMS:

ENTIRE AGREEMENT: The foregoing constitutes the entire Agreement between the parties and may be modified only by a writing signed by both parties or as provided by law. The following exhibits have been made a part of this Agreement before the parties' execution hereof: Deposit Agreement, Inspection Report, and the Lead Based Paint Addendum & Booklet and .

The undersigned Tenant hereby acknowledges a copy hereof AND has read and agrees to comply with all of the terms and conditions set herein.

Integrity Real Estate / Property Management
4955 S Durango Dr. Ste 121, Las Vegas, NV 89113
BY: Wes Green

Emergency Contact 702-870-9900

Owner/Agent: A Licensed Real Estate Broker

Date:

Tenant

Tenant

DEPOSIT AGREEMENT

DATE:

TENANT:

PROPERTY ADDRESS:

The SECURITY, CLEANING, and DAMAGE DEPOSIT of \$ 00.00 of which \$0.00 has been received and the balance to be paid PRIOR TO OCCUPANCY is subject to the following terms and conditions:

(1) CLEANING --

A charge of \$45.00 per hour will be made for any time required to clean the rental unit after it is vacated.

(2) DAMAGE --

A charge will be made for the cost of restoring the rental unit to its present condition and for any damage incurred during this tenancy, normal wear and tear excepted.

(3) SECURITY --

For failure to notify the owner/agent of intent to vacate or failure to schedule showings prior to vacating, as prescribed by the rental agreement and Nevada State Law, tenant shall be responsible for the lesser of paying one full month's rent or rent until unit is re-rented.

(4) DEDUCTIONS FROM DEPOSIT AMOUNT -- PROCEDURES -- REFUND

Charges for items 1 & 2 above shall be made based on an inspection of the unit made after the unit is vacated and keys are turned in to Integrity Real Estate, as compared to the inspection made at time of original occupancy. Charges for Cleaning & Damages shall be deducted from the deposit first, then unpaid rent and other fees shall be deducted.

The owner/agent agrees to refund any monies due to the tenant, subject to the terms of this agreement, to his or her last known address within 30 days after termination along with a statement for any funds withheld. For purposes of this agreement, termination shall be the LATER of: The keys being returned to the office, the expiration of rent previously paid, or the date of the end of the rental period.

(5) OUTSTANDING BALANCES --

The Tenant agrees to reimburse owner for any balance owing after the deposit has been expended. Tenant shall have 14 days to render payment or arrange a mutually acceptable payment plan. Failure to pay any balance owing shall result in legal action, legal fees, collection charges and interest as outlined in the rental agreement. If payment arrangements are not made or if arrangements are made but not honored, owner may charge any amounts due to the tenant's credit card on file including interest.

(6) DEPOSITS

The owner/agent will hold in trust enough funds to cover the tenant's deposits. Owner/agent will collect and disburse deposits from operating funds. Said funds are held at the _____

(7) ADDITIONAL TERMS —

.

The tenant acknowledges that he/she has read and received a copy of this agreement.

Owner/Agent: **Wes Green**
A Licensed Real Estate Broker

Tenant

Tenant

LEAD PAINT ADDENDUM

Disclosure of Information on Lead-Based paint and Lead-Based Paint Hazards

TENANT:
PROPERTY ADDRESS:

DATE:

LEAD PAINT 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.

OWNER/AGENT'S DISCLOSURE (initial)

____(A) PRESENCE OF LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD:

Presence of lead-based paint and/or lead based paint hazards are present in the housing (explain).

**HOUSE WAS BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD-BASED PAINT UNDERNEATH EXISTING PAINT.
THERE IS NO KNOWN EXPOSED LEAD-BASED PAINT.**

____(B) RECORDS AND REPORTS AVAILABLE TO THE TENANT:

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

TENANT'S ACKNOWLEDGMENT (initial)

____(C) Tenant has read and understands all the information listed above.

____(D) Tenant has received the pamphlet *"PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME"*.

AGENT'S ACKNOWLEDGMENT (initial)

____(E) Agent has informed the tenant of the tenant's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

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

Integrity Real Estate / Property Management

By: Wes Green

A Licensed Real Estate Broker

Date:

Tenant:

Tenant:

CREDIT/DEBIT CARD AUTHORIZATION ADDITIONAL SECURITY AGREEMENT

Tenant Name: _____

Date: _____

Rental Address: _____

Type of card: VISA MasterCard (credit or debit)

Account # _____

Card Holder's Name: _____

Expiration Date: _____

Billing Address: _____ Billing Zip Code: _____

The above named tenant authorizes Integrity Real Estate / Property Management to charge any amounts owing under this rental contract for unpaid rent, damages, or other fees as allowed by State Law or this contract should the tenant default and/or not honor any payment arrangements made in writing with the owner/agent. Charges shall be in accordance with the Deposit Agreement after the unit is vacated.

This in no way limits the owner's remedies under the law pertaining to eviction, debt collection, etc.

Tenant shall keep this information updated at all times and provide updated account information and expiration dates throughout their tenancy.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

PET AGREEMENT

PROPERTY ADDRESS:

Tenant:

Tenant agrees to pay \$ 250 .00 as a non-refundable fee for the right to keep a pet(s) on the property. This amount is payable once, before any pet is brought onto the premises. Tenant further agrees:

1. This agreement is for pet(s) ONLY, as listed below
2. Tenant shall be responsible for all damage, repairs, and/or cleaning caused by ANY pet. Owner may deduct cost of repair and/or cleaning due to pets from the tenant's Security, Cleaning & Damage Deposit.
3. Tenant agrees not to leave the pet(s) in the house unattended for extended periods of time.
4. Pet shall be confined to the yard or on a leash when outside. At no time shall any pet be allowed to run loose in the neighborhood. Pets able to escape from the yard shall be further bound by rope or chain unless under the direct voice control of the pet's owner and pet's owner is physically present with the animal.
5. Tenant agrees to remove the pet(s) permanently from the residence if, in the opinion of the owner/agent, the pet(s) has become a nuisance or safety hazard.
6. These rules may be revised or additional rules may be established at any time.
7. Failure to comply with any of these rules will result in either the permanent removal of all pets from the property or termination of the rental agreement and ensuing legal action.
8. Tenant further agrees to pay an additional monthly rent amount of \$ 25.00 for the privilege of keeping the listed pets on the premises. Said "Pet Rent" is due monthly with each regular rent payment. Failure to pay "Pet Rent" shall result in the same action as non-payment of rent under the Residential Rental Agreement.
9. All tenants with dogs must have liability insurance – see rental agreement for details.

Dog Cat Breed _____ Name _____
 Color _____ Kept: Inside or Outside

Dog Cat Breed _____ Name _____
 Color _____ Kept: Inside or Outside

In exchange for the non-refundable fee, the owner shall allow the pet(s) described above to be brought onto the property, subject to the conditions herein. This agreement modifies the Residential Rental Agreement dated

Date _____ Tenant _____

Owner/Agent Wes Green _____ Tenant _____
 A Licensed Real Estate Agent

Revised 08/11/2006

MOLD DISCLOSURE

Date: _____

Tenant: _____

Address: _____

The undersigned hereby acknowledge receipt of the booklet ***Mold, Moisture and Your Home*** as complete disclosure of how to deal with mold and related issues while occupying a rental property.

The tenant hereby releases the Owner and Agent from all liability in connection to mold, moisture and related issues that may arise as a result of this tenancy.

Landlord:
Integrity Real Estate / Property Management

Tenants:
Date: _____

By: _____
Wes Green
A Licensed Real Estate Broker

Tenant

Tenant

Tenant

RENTAL APPLICATION

Note: Co-Applicants that do not share the same address/rental history need to complete separate forms.

Applicant's Name	Co-Applicant's Name:
E-mail Address:	E-mail Address:
Cell phone:	Cell Phone:

List all people that plan to reside with the above applicants — Note: guests may only stay a total of 20 days per calendar year. Anyone listed age 18 or over who is not a dependent of the above, must complete a rental application, pay a screening fee and sign all documents.

Name	Age	Relationship to tenant	Name	Age	Relationship to tenant

Pets: See Pet Policy - certain breeds are not allowed. Note: Pet fees, pet rent & liability insurance may be required.

How many pets do you have?	List Types & sizes
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Automobiles: Note: Only currently licensed vehicles are permitted on rental property / No car parts, etc. may be stored on the property

Auto Make:	Auto Model & Color:	Model Year:	License # / State:
Auto Make:	Auto Model & Color:	Model Year:	License # / State:
Auto Make:	Auto Model & Color:	Model Year:	License # / State:

Maintenance/Insurance: Tenant's with waterbeds or aquariums over 10 gallons must have renter's insurance or specific coverage insurance

Do you own a lawn mower?	Waterbed(s)?	Aquarium(s)?	Do you have renter's insurance?
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SOURCE OF INCOME

If less than 1 year, give prior on separate page	APPLICANT	CO-APPLICANT
EMPLOYER/AGENCY		
ADDRESS		
PHONE		
POSITION HELD		
HIRED/START DATE		
NAME OF SUPERVISOR/CASE WORKER		
HOURS WORKED PER MONTH		
GROSS INCOME PER MONTH		

List any other sources of income - including food stamps or other verifiable assistance - attach verification of each.	
--	--

Do you have "section 8" assistance?	If yes, circle one- Tacoma HA or Pierce County HA
Are you relying on any other assistance to pay initial move-in costs or monthly rent?	If yes - explain:

Bank References:

Bank:	Branch	Account #	Avg. Bal. \$	Checking Savings
Bank:	Branch	Account #	Avg. Bal. \$	Checking Savings

Credit References: — Attach additional references on separate paper, if needed —

Company:	Account #	Phone #	Date Opened:
High Amount Owed \$	Current Balance \$	Payment Amount \$	# Late Pays:
Purpose of Credit: (Auto, furniture, gas card, student loan, etc.)		Account Status: (open, closed, etc.)	
Company:	Account #	Phone #	Date Opened:
High Amount Owed \$	Current Balance \$	Payment Amount \$	# Late Pays:
Purpose of Credit: (Auto, furniture, gas card, student loan, etc.)		Account Status: (open, closed, etc.)	
Company:	Account #	Phone #	Date Opened:
High Amount Owed \$	Current Balance \$	Payment Amount \$	# Late Pays:
Purpose of Credit: (Auto, furniture, gas card, student loan, etc.)		Account Status: (open, closed, etc.)	

List any other names (maiden, married, nicknames, etc.) that you have used for credit or rental purposes:

Non-Related Personal References:

Name:	Phone #: Home:	Work:
Address, City, State, Zip	Known How Long?	
Name:	Phone #: Home:	Work:

Address, incl City, State, Zip	Known How Long?
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Nearest Relatives (Not residing with you)

Name:	Phone #: Home:	Work:
Address, incl City, State, Zip		Relation:
Name:	Phone #: Home:	Work:
Address, incl City, State, Zip		Relation:

Complete these questions: If you answer "YES" to any question, please attach a written explanation)

Answer for Tenant - Co-Tenant - Any other occupant	TENANT	CO-TENANT	Other Occupants
Have you ever filed a petition of bankruptcy?			
Have you ever been evicted?			
Have you ever been asked to move out of any tenancy?			
Do you owe any landlord money from prior rentals?			
Have you ever willfully or intentionally refused to pay rent when due?			
Have you been convicted of any felony?			
Have you been convicted on any misdemeanor relating to domestic violence, drugs, or other crimes against either people or property?			
Are you a member or involved with any gang or gang activities:			
Do you smoke tobacco products? If yes, state indoors, outdoors or both			
Are you a military service member or reservist? If yes, complete section below			
Are you a dependent of a military service member, other than listed above? If yes, complete section below.			

Military & Dependents only:	Name of Service Member:
<input type="checkbox"/> Active Duty <input type="checkbox"/> Reservist <input type="checkbox"/> Retired (Date: _____)	Branch of Service & Unit:
Dependents, list relationship to this service member:	

Section 8 Applicants Only:	Caseworker Name:	Caseworker Phone:
# Bedrooms on Voucher:	Maximum allowable rent with tenant paying all utilities: \$	<input type="checkbox"/> New on program <input type="checkbox"/> portable
I/We authorize the Public Housing Authority (PHA) to release all information by owner/agent in regards to my case file and rental history.		
Signature of Head of Household/Voucher Holder _____		

Tenant's Full Legal Name		Date of Birth	
Social Security #		Driver's License/ ID #	
Co -Tenant's Full Legal Name		Date of Birth	
Social Security #		Driver's License/ ID #	

WHERE YOU ARE LIVING TODAY: if applicant and co-applicants are not at the same address, use separate forms

Address:		City/State	Zip	Rent \$
Home Phone	Work Phone	Deposit Paid \$	Expect Refund?	
Reason for moving?				
Date Moved In:		Date you plan to move:		
Landlord/Agent Name & Company		Landlord Phone #		
Are you related to the owner or landlord?		Why do you want to move?		
Number of Occupants:	Any late rent payments?	Did you give Notice? Or receive notice to move?		

WHERE YOU LIVED IMMEDIATELY PRIOR TO WHERE YOU ARE LIVING TODAY? Co-applicants not at same address, use separate forms

Address:		City/State	Zip	Rent \$
Dates at this address: From To		Deposit Paid \$	Deposit Refunded \$	
Time at prior address:	Reason for moving?			
Landlord/Agent Name & Company		Landlord Phone #		
Are you related to the owner or landlord?		Do you owe this landlord any money? If yes: \$ _____		
Number of Occupants:	Any late rent payments?	Did you give Notice? Or receive notice to move?		

WHERE YOU LIVED IMMEDIATELY PRIOR TO THE ABOVE ADDRESS? REQUIRED if less than 5 years of rental history in above 2 references.

Address:		City/State	Zip	Rent \$
Dates at this address: From To		Deposit Paid \$	Deposit Refunded \$	
Time at prior address:	Reason for moving?			
Landlord/Agent Name & Company		Landlord Phone		
Are you related to the owner or landlord?		Do you owe this landlord any money? If yes: \$ _____		
Number of Occupants:	Any late rent payments?	Did you give Notice? Or receive notice to move?		

By signing below: I/We declare that the foregoing is TRUE and CORRECT. I/We have read and understand the "Rental Application Guidelines." I/We authorize the verification of all information on this application and/or any information that may show on the credit report(s) and public record searches. I/We authorize the owner/agent to obtain a Credit Report and Criminal History report on each named tenant/occupant and perform any other screening deemed necessary by the owner/agent. I/We agree that the owner/agent may terminate any agreement entered into based on reliance of any information provided that is believed to be false, misleading or erroneous. It is further acknowledged that Integrity Real Estate is in full cooperation with local, state and federal agencies and may disclose any information contained herein upon written request of any agency. I/We authorize our current and former landlords/owners/agents to release all data to Integrity Real Estate regarding our rental history.

Applicant/Tenant	Date	Applicant/Co-Tenant	Date