



RESIDENTIAL LEASE AGREEMENT

for



(Property Address)

1 **1. This AGREEMENT** is entered into this _____ day of _____, 20__ between
2 _____, ("LANDLORD") legal owner of the property through the Owner's
3 BROKER, _____, ("BROKER") and

4
5 TENANT's Name: _____ TENANT's Name: _____
6 TENANT's Name: _____ TENANT's Name: _____
7 (collectively, "TENANT"), which parties hereby agree to as follows:

8
9 **2. PREMISES:** LANDLORD hereby leases to TENANT and TENANT hereby leases from LANDLORD, subject to the
10 terms and conditions of the lease, the Premises known and designated as _____
11 _____ ("the Premises"). Premises Mail Box # _____, Parking
12 Space # _____, Storage Unit # _____, Other _____.

13
14 **3. TERM:** The term hereof shall commence on _____ and continue until _____
15 _____, with a total rent of \$ _____, then on a month-to-month basis thereafter, until either party shall
16 terminate the same by giving the other party thirty (30) days written notice delivered by ___US mail or ___ electronic
17 mail (Select an option). (All calculation based on 30 day month). **Such notice shall be in writing and shall be**
18 **provided to LANDLORD prior to the first day of the last month of the lease term set forth in Section 5 of this**
19 **Agreement. In no event shall notice be less than 30 days prior to the expiration of the term of this Agreement.**
20 In the event TENANT fails to provide such notice, TENANT shall be deemed to be holding-over on a month-to-
21 month basis until 30 days after such notice.

22
23 **4. RENT:** TENANT agrees to pay, without demand, to LANDLORD as rent for the Premises the sum of
24 _____ **per month** consisting of _____ in
25 advance on the first day of each calendar month, at _____
26 or at such other place as LANDLORD may designate in writing. Rent will be prorated for any partial month of
27 the term.

28
29 **5. SUMMARY:** The initial rents, charges and deposits are as follows:

	Total Amount	Received	Balance Due Prior to Occupancy No later than: _____
34 Rent: From _____, To _____	\$ _____	\$ _____	\$ _____
35 Security Deposit	\$ _____	\$ _____	\$ _____
36 Key Deposit	\$ _____	\$ _____	\$ _____
37 Admin Fee/Credit App Fee (Non-refundable)	\$ _____	\$ _____	\$ _____
38 Pet Deposit	\$ _____	\$ _____	\$ _____
39 Cleaning Deposit	\$ _____	\$ _____	\$ _____
40 Additional Security	\$ _____	\$ _____	\$ _____
41 Utility Proration	\$ _____	\$ _____	\$ _____
42 Sewer/Trash Proration	\$ _____	\$ _____	\$ _____
43 Other _____	\$ _____	\$ _____	\$ _____
44 Other _____	\$ _____	\$ _____	\$ _____

Property _____

Landlord _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____

1	Other _____	\$ _____	\$ _____	\$ _____
2	Other _____	\$ _____	\$ _____	\$ _____
3	TOTAL	\$ _____	\$ _____	\$ _____

4 (Any balance due prior to occupancy to be paid in CERTIFIED FUNDS)

6 6. ADDITIONAL MONIES DUE: _____
 7 _____
 8 _____
 9 _____
 10 _____

12 7. ADDITIONAL FEES:

14 A. LATE FEES: In the event TENANT fails to pay rent when due, TENANT shall pay a late fee of
 15 \$ _____ plus \$ _____ per day for each day after _____ days that the sum was due. Such amounts shall be
 16 considered to be rent.

18 B. DISHONORED CHECKS: A charge of \$ _____ shall be imposed for each dishonored check made by
 19 TENANT to LANDLORD. TENANT agrees to pay all rents, all late fees, all notice fees and all costs to honor a
 20 returned check with certified funds. After TENANT has tendered a check which is dishonored, TENANT hereby
 21 agrees to pay all remaining payments including rent due under this Agreement by certified funds. Any payments
 22 tendered to LANDLORD thereafter, which are not in the form of certified funds, shall be treated as if TENANT failed
 23 to make said payment until certified funds are received. LANDLORD presumes that TENANT is aware of the
 24 criminal sanctions and penalties for issuance of a check which TENANT knows is drawn upon insufficient funds and
 25 which is tendered for the purpose of committing a fraud upon a creditor.

27 C. ADDITIONAL RENT: All late fees and dishonored check charges shall be due when incurred and shall
 28 become additional rent. **Payments will be applied to charges which become rent in the order accumulated.** All
 29 unpaid charges or any fees owed by TENANT, including but not limited to notice fees, attorney's fees, repair bills,
 30 utility bills, landscape/pool repair and maintenance bills and CIC fines will become additional rent at the beginning of
 31 the month after TENANT is billed. TENANT'S failure to pay the full amount for a period may result in the initiation
 32 of eviction proceedings. LANDLORD'S acceptance of any late fee or dishonored check fee shall not act as a waiver
 33 of any default of TENANT, or as an extension of the date on which rent is due. LANDLORD reserves the right to
 34 exercise any other rights and remedies under this Agreement or as provided by law.

36 8. SECURITY DEPOSITS: Upon execution of this Agreement, TENANT _____
 37 (name of TENANT) shall deposit with LANDLORD as a Security Deposit the sum stated in paragraph 5. **TENANT**
 38 **shall not apply the Security Deposit to, or in lieu of, rent.** At any time during the term of this Agreement and upon
 39 termination of the tenancy by either party for any reason, the LANDLORD may claim, from the Security Deposit,
 40 such amounts due LANDLORD under this Agreement. Any termination prior to the initial term set forth in paragraph
 41 5, or failure of TENANT to provide proper notice of termination, is a default in the payment of rent for the remainder
 42 of the lease term, which may be offset by the Security Deposit. Pursuant to NRS 118A.242, LANDLORD shall
 43 provide TENANT with a written, itemized accounting of the disposition of the Security Deposit within thirty (30)
 44 days of termination. TENANT agrees, upon termination of the tenancy, to provide LANDLORD with a forwarding
 45 address to prevent a delay in receiving the accounting and any refund. At the termination of this agreement, the
 46 TENANT identified in this paragraph will be refunded the remaining security deposit (if any). In the event of damage
 47 to the Premises caused by TENANT or TENANT's family, agents or visitors, LANDLORD may use funds from the
 48 deposit to repair, but is not limited to this fund and TENANT remains liable for any remaining costs. (In addition to
 49 the above, to be refundable, property must be professionally cleaned to include carpets and all hard surface flooring
 50 including tile and grout.)

Property _____
 Landlord _____
 Tenant _____ Tenant _____
 Tenant _____ Tenant _____

1
2 **9. CONDITION OF PREMISES:** TENANT agrees that TENANT has examined the Premises, including the
3 grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, good
4 repair, safe, clean, and rentable condition.
5

6 **10. TRUST ACCOUNTS:** BROKER shall retain all interest earned, if any, on security deposits to offset administration
7 and bookkeeping fees.
8

9 **11. EVICTION COSTS:** TENANT shall be charged an administrative fee of \$_____ per eviction attempt to offset
10 the costs of eviction notices and proceedings. TENANT shall be charged for service of legal notices and all related
11 fees according to actual costs incurred.
12

13 **12. CARDS AND KEYS:** Upon execution of the Agreement, TENANT shall receive the following:
14 _____ Door key(s) _____ Garage Transmitter/Fob(s)_____ Pool Key(s) _____
15 _____ Mailbox key(s) _____ Gate Card/Fob(s)_____ Other(s) _____
16 _____ Laundry Room key(s)) _____ Gate Transmitter/Fob(s) _____ Other(s) _____
17 TENANT shall make a key deposit (if any) in the amount set forth in paragraph 2 upon execution of this Agreement.
18 The key deposit shall be refunded within 30 days of TENANT's return of all cards and/or keys to LANDLORD or
19 LANDLORD's BROKER.
20

21 **13. CONVEYANCES AND USES:** TENANT shall not assign, sublet or transfer TENANT'S interest, nor any part
22 thereof, without prior written consent of LANDLORD. The Premises shall be used and occupied by TENANT
23 exclusively as a private single-family residence. Neither the Premises nor any part of the Premises or yard shall
24 be used at any time during the term of this Lease for any purpose of carrying on any business, profession, or
25 trade of any kind, or for any purpose other than as a private single-family residence. TENANT shall comply with
26 all the health and sanitary laws, ordinances, rules and orders of appropriate governmental authorities and home
27 associations, if any, with respect to the Premises. TENANT understands and acknowledges that they are not
28 permitted to access the attic crawl space, roof or under the home or any other area of the property that is not
29 considered living space. TENANT shall not commit waste, cause excessive noise, create a nuisance or disturb
30 others.
31

32 **14. OCCUPANTS:** Occupants of the Premises shall be limited to _____ persons and shall be used solely for
33 housing accommodations and for no other purpose. TENANT represents that the following person(s) will live in the
34 Premises: _____
35 _____
36

37 **15. GUESTS:** The TENANT agrees to pay the sum of \$ _____ per day for each guest remaining on the
38 Premises more than _____ days. Notwithstanding the foregoing, in no event shall any guest remain on the
39 Premises for more than _____ days.
40

41 **16. UTILITIES:** TENANT shall immediately connect all utilities and services of premises upon commencement of
42 lease. TENANT is to pay when due all utilities and other charges in connection with TENANT's individual rented
43 premises. Responsibility is described as (T) for TENANT and (O) for Owner:
44 Electricity _____ Trash _____ Phone _____ Other _____
45 Gas _____ Sewer _____ Cable _____ Other _____
46 Water _____ Septic _____ Association Fees _____
47

48 a. TENANT is responsible to connect the following utilities in TENANT'S name: _____
49 _____

Property _____
Landlord _____
Tenant _____ Tenant _____
Tenant _____ Tenant _____

b. LANDLORD will maintain the connection of the following utilities in LANDLORD's name and bill TENANT for connection fees and use accordingly for the entire term of the lease: _____

c. No additional phone or cable lines or outlets or satellite dishes shall be obtained for the Premises without the LANDLORD's written consent. In the event of LANDLORD's consent, TENANT shall be responsible for all costs associated with the additional lines, outlets or dishes. TENANT shall also remove any satellite dishes and restore the subject property to its original condition at the termination of this Agreement.

d. If an alarm system exists on the Premises, TENANT shall obtain the services of an alarm services company and shall pay all costs associated therewith.

e. TENANT shall not default on any obligation to a utility provider for utility services at the Property. Owner does not pay for any utilities, excluding any such UTILITIES THAT ARE INCLUDED IN HOME OWNERS DUES AND OWNER PAYS FOR HOME OWNERS ASSOCIATION DUES. TENANT must show all utilities giving service to said property have a zero balance upon move out before deposits will be released. All utilities to be transferred to TENANT's name before occupancy.

f. Other: _____

17. PEST NOTICE: TENANT understands that various pest, rodent and insect species (collectively, "pests") exist in Southern Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons. The existence of pests may vary by season and location. Within thirty (30) days of occupancy, if the Premises has pests, LANDLORD, at TENANT's written request, will arrange for and pay for the initial pest control spraying. TENANT agrees to pay for the monthly pest control spraying fees. For more information on pests and pest control providers, TENANT should contact the State of Nevada Division of Agriculture at www.agri.nv.gov.

18. PETS: No pet shall be on or about the Premises at any time without written permission of LANDLORD. In the event TENANT wishes to have a pet, TENANT will complete an Application for Pet Approval. Should written permission be granted for occupancy of the designated pet, an additional security deposit in the amount of \$_____ will be required and paid by TENANT in advance subject to deposit terms and conditions aforementioned. In the event written permission shall be granted, TENANT shall be required to procure and provide to LANDLORD written evidence that TENANT has obtained such insurance as may be available against property damage to the Premises and liability to third party injury. Each such policy shall name LANDLORD and LANDLORD'S AGENT as additional insureds. A copy of each such policy shall be provided to LANDLORD or LANDLORD'S BROKER prior to any pets being allowed within the Premises. If TENANT obtains a pet without written permission of LANDLORD, TENANT agrees to pay an immediate fine of \$_____. TENANT agrees to indemnify LANDLORD for any and all liability, loss and damages which LANDLORD may suffer as a result of any animal in the Premises, whether or not written permission was granted.

19. RESTRICTIONS: TENANT shall not keep or permit to be kept in, on, or about the Premises: waterbeds, boats, campers, trailers, mobile homes, recreational or commercial vehicles or any non-operative vehicles except as follows:

TENANT shall not conduct nor permit any work on vehicles on the premises without the express written consent of the Owner.

20. ALTERATIONS: TENANT shall make no alterations to the Premises without LANDLORD's written consent. All alterations or improvements made to the Premises, shall, unless otherwise provided by written agreement between parties hereto, become the property of LANDLORD and shall remain upon the Premises and shall constitute a fixture permanently affixed to the Premises. In the event of any alterations, TENANT shall be responsible for restoring the Premises to its original condition if requested by LANDLORD or LANDLORD'S BROKER.

Property _____

Landlord _____

Tenant _____

Tenant _____

Tenant _____

Tenant _____

1
2 **21. DEFAULT:** Failure by TENANT to pay rent, perform any obligation under this Agreement, or comply with any
3 Association Governing Documents (if any), or TENANT's engagement in activity prohibited by this Agreement, or
4 TENANT's failure to comply with any and all applicable laws, shall be considered a default hereunder. Upon
5 default, LANDLORD may, at its option, terminate this tenancy upon giving proper notice. Upon default,
6 LANDLORD shall issue a proper itemized statement to TENANT noting the amount owed by TENANT, including
7 any and all fees related to eviction and reletting of the subject property. LANDLORD may pursue any and all legal
8 and equitable remedies available.
9

10 a. **FORFEITURE OF SECURITY DEPOSIT - DEFAULT.** It is understood and agreed that TENANT shall not
11 attempt to apply or deduct any portion of any security deposit from the last or any month's rent or use or apply
12 any such security deposit at any time in lieu of payment of rent. If TENANT fails to comply, such security deposit
13 shall be forfeited and LANDLORD may recover the rent due as if any such deposit had not been applied or
14 deducted from the rent due. For the purpose of this paragraph, it shall be conclusively presumed that a TENANT
15 leaving the premises while owing rent is making an attempted deduction of deposits. Furthermore, any deposit
16 shall be held as a guarantee that TENANT shall perform the obligations of the Lease and shall be forfeited by the
17 TENANT should TENANT breach any of the terms and conditions of this Lease. In the event of default, by
18 TENANT, of any obligation in this Lease which is not cured by TENANT within five (5) days' notice from
19 LANDLORD, then in addition to forfeiture of the Security Deposit, LANDLORD may pursue any other remedy
20 available by law, equity or otherwise. TENANT understands and acknowledges that if TENANT defaults on
21 lease, LANDLORD or Owner may engage the services of an Attorney or a Collection Agency. TENANT
22 understands and acknowledges that LANDLORD/Owner may give an Attorney or a Collection Agency,
23 TENANT's personal information, including but not limited to, TENANT's social security number or any other
24 information to aid in collection efforts and holds LANDLORD, Broker, and Owner harmless from any liability in
25 relation to the release of any personal information to these entities.
26
27

28 **22. ENFORCEMENT:** Any failure by LANDLORD to enforce the terms of this Agreement shall not constitute a waiver
29 of said terms by LANDLORD. Acceptance of rent due by LANDLORD after any default shall not be construed to
30 waive any right of LANDLORD or affect any notice of termination or eviction.
31

32 a. **ABANDONMENT.** If at any time during the term of this Lease, TENANT abandons the Premises or any of
33 TENANTs personal property in or about the Premises, LANDLORD shall have the following rights:
34 LANDLORD may at LANDLORD's option, enter the Premises by any means without liability to TENANT for
35 damages and may relet the Premises, for the whole or any part of the then unexpired term, and may receive and
36 collect all rent payable by virtue of such reletting;
37 Also at LANDLORD's option, LANDLORD may hold TENANT liable for any difference between the rent that
38 would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in
39 force, and the net rent for such period realized by LANDLORD by means of such reletting.
40 LANDLORD also may dispose of any of TENANTs abandoned personal property, pursuant to Nevada law as
41 LANDLORD deems appropriate, without liability to TENANT.
42 LANDLORD is entitled to presume that TENANT has abandoned the Premises if TENANT removes
43 substantially all of TENANTs furnishings from the Premises, if the Premises is unoccupied for a period of two (2)
44 consecutive weeks, or if it would otherwise be reasonable for LANDLORD to presume under the circumstances
45 that the TENANT has abandoned the Premises.
46

47 **23. NOTICE OF INTENT TO VACATE:** TENANT shall provide notice of TENANT's intention to vacate the
48 Premises at the expiration of this Agreement. **Such notice shall be in writing and shall be provided to**
49 **LANDLORD prior to the first day of the last month of the lease term set forth in Section 5 of this Agreement.**
50 **In no event shall notice be less than 30 days prior to the expiration of the term of this Agreement.** In the event

Property _____

Landlord _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____

TENANT fails to provide such notice, TENANT shall be deemed to be holding-over on a month-to-month basis until 30 days after such notice. During a holdover not authorized by LANDLORD, rent shall increase by _____%.

24. **TERMINATION:** Upon termination of the tenancy, TENANT shall surrender and vacate the Premises and shall remove any and all of TENANT’S property. TENANT shall return keys, personal property and Premises to the LANDLORD in good, clean and sanitary condition, normal wear excepted. TENANT will allow LANDLORD to inspect the Premises in the TENANT’s presence to verify the condition of the Premises.

25. **EMERGENCIES:** The name, address and phone number of the party who will handle maintenance or essential services emergencies on behalf of the LANDLORD is as follows: _____

26. **MAINTENANCE:** TENANT shall keep the Premises in a clean and good condition. TENANT shall immediately report to the LANDLORD any defect or problem on the Premises. TENANT agrees to notify LANDLORD of any water leakage and/or damage within 24 hours of the occurrence. TENANT understands that TENANT may be held responsible for any water and/or mold damage, including the costs of remediation of such damage. TENANT shall be responsible for any **MINOR** repairs necessary to the Premises up to and including the cost of \$ _____. TENANT agrees to pay for all repairs, replacements and maintenance required by TENANT’s misconduct or negligence or that of TENANT’s family, pets, licensees and guests, including but not limited to any damage done by wind or rain caused by leaving windows open and/or by overflow of water, or stoppage of waste pipes, or any other damage to appliances, carpeting or the Premises in general. At LANDLORD’s option, such charges shall be paid immediately or be regarded as additional rent to be paid no later than the next monthly payment date following such repairs.

a. TENANT shall change filters in the heating and air conditioning systems at least once every month, at TENANT’s own expense. LANDLORD shall maintain the heating and air conditioning systems and provide for major repairs. However, any repairs to the heating or cooling system caused by dirty filters due to TENANT neglect will be the responsibility of TENANT.

b. TENANT shall replace all broken glass, regardless of cause of damage, at TENANT’s expense.

c. LANDLORD shall be responsible for all systems including heating, cooling electrical, plumbing and sewer lines. LANDLORD shall be responsible for all major heating, cooling electrical, plumbing and sewer problems that are not caused by TENANT.

d. TENANT _____ **shall –OR–** _____ **shall not** have carpets professionally cleaned upon move out. If cleaned, TENANT shall present LANDLORD or LANDLORD’s BROKER with a receipt from a reputable carpet cleaning company.

e. In the case of landscaping being maintained by a contractor, TENANT agrees to cooperate with the landscape contractor in a satisfactory manner. LANDLORD provided landscaping is not to be construed as a waiver of any responsibility of the TENANT to keep and maintain landscaping and/or shrubs, trees and sprinkler system in good condition. In the event the landscaping is not being maintained by a Contractor, TENANT shall maintain lawns, shrubs and trees. TENANT shall water all lawns, shrubs and trees, mow the lawns on a regular basis, trim the trees and fertilize lawns, shrubs and trees. If TENANT fails to maintain the landscaping in a satisfactory manner, LANDLORD may have the landscaping maintained by a landscaping contractor and charge TENANT with the actual cost. Said costs shall immediately become additional rent.

Property _____

Landlord _____

Tenant _____

Tenant _____

Tenant _____

Tenant _____

f. There _____ is ~~OR~~ _____ is not a pool contractor whose name and phone number are as follows: _____

If there is no such contractor, TENANT agrees to maintain the pool, if any. TENANT agrees to maintain the water level, sweep, clean and keep in good condition. If TENANT fails to maintain the pool in a satisfactory manner, LANDLORD may have the pool maintained by a licensed pool service and charge TENANT with the actual cost. Said costs shall become additional rent.

27. ACCESS: TENANT agrees to grant LANDLORD the right to enter the Premises at all reasonable times and for all reasonable purposes including showing to prospective lessees, buyers, appraisers or insurance agents or other business therein as requested by LANDLORD, and for BROKER's periodic maintenance reviews. If TENANT fails to keep scheduled appointments with vendors to make necessary/required repairs, TENANT shall pay for any additional charges incurred which will then become part of the next month's rent and be considered additional rent. TENANT shall not deny LANDLORD his/her rights of reasonable entry to the Premises. LANDLORD shall have the right to enter in case of emergency and other situations as specifically allowed by law. LANDLORD agrees to give TENANT twenty-four (24) hours notification for entry, except in case of emergency.

a. DISPLAY OF SIGNS. During the last thirty (30) days of this Lease, LANDLORD or LANDLORD's agent may display For Sale or For Rent or Vacancy or similar signs on or about the Premises and enter to show the Premises to prospective purchasers or TENANTS. TENANT also authorizes Broker to use an electronic lockbox to show the Premises during the last 60 days of lease. TENANT further agrees to execute any and all documentation necessary to facilitate the use of a lockbox. AT ALL TIMES DURING TENANT'S TENANCY, TENANT SHALL grant LANDLORD the right to enter the Premises at all reasonable times and for all reasonable purposes. LANDLORD need not give TENANT more than twenty four (24) hours' notice to enter premises to show to prospective purchasers or TENANTS, appraisers or insurance agents or other business therein and for periodic maintenance reviews as requested by LANDLORD.

28. INVENTORY: It is agreed that the following inventory is now on said premises. (Check if present; cross out if absent.)

- | | | |
|--|---|--|
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Spa Equipment |
| <input type="checkbox"/> Stove | <input type="checkbox"/> Alarm System | <input type="checkbox"/> Auto Sprinklers |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Auto Garage Openers |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> BBQ |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Conditioner Equip. | <input type="checkbox"/> Solar Screens |
| <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> Pool Equipment |
| <input type="checkbox"/> Window Coverings/Blinds | | <input type="checkbox"/> Window Coverings /verticals |
| <input type="checkbox"/> Window Coverings/Other | | |
| <input type="checkbox"/> Garage Opener | <input type="checkbox"/> Gate Remotes | <input type="checkbox"/> Carpet |
| <input type="checkbox"/> Vinyl Floor Covering | <input type="checkbox"/> Ceramic Floor Coverings | <input type="checkbox"/> Laminate Floor Coverings |
| <input type="checkbox"/> Wood Floor Covering | | |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

TENANT acknowledges that any appliances that are on the premises are for TENANTs use and convenience; however, in the event of a breakdown of said appliance(s) TENANT acknowledges that property manager,

Property _____

Landlord _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____

LANDLORD and or the owners are not responsible for any damages caused to TENANTs personal property, to include spoilage of food, beverage or clothing etc. as a result of said appliance break down.

29. ASSOCIATIONS: Should the Premises described herein be a part of a common interest community, homeowners association planned unit development, condominium development (“the Association”) or such, TENANT hereby agrees to abide by the Governing Documents (INCLUDING Declarations, Bylaws, Articles, Rules and Regulations) of such project and further agrees to be responsible for any fines or penalties levied as a result of failure to do so by himself, his family, licensees or guests. Noncompliance with the Governing Documents shall constitute a violation of this Agreement. Unless billed directly to TENANT by the Association, such fines shall be considered as an addition to rent and shall be due along with the next monthly payment of rent. By initialing this paragraph, TENANT acknowledges receipt of a copy of the applicable Governing Documents. LANDLORD, at LANDLORD’s expense, shall provide TENANT with any additions to such Governing Documents as they become available. LANDLORD may, at its option, with 30 days’ notice to TENANT, adopt additional reasonable rules and regulations governing use of the Premises and of the common areas (if any). [] [] [] []

30. INSURANCE: TENANT _____ is ~~OR~~ _____ is not required to purchase renter’s insurance. LANDLORD and BROKER shall be named as additional interests on any such policy. LANDLORD shall not be liable for any damage or injury to TENANT, or any other person, to any property occurring on the Premises or any part thereof, or in common areas thereof. TENANT agrees to indemnify, defend and hold LANDLORD harmless from any claims for damages. TENANT understands that LANDLORD’s insurance does not cover TENANT’s personal property. If the Premises, or any part of the Premises, shall be partially damaged by fire or other casualty not due to TENANTs negligence or willful act, or that of TENANT’s family, agent, or visitor, there shall be an abatement of rent corresponding with the time during which, and the extent to which, the Premises is uninhabitable. If LANDLORD shall decide not to rebuild or repair, the term of this Lease shall end and the rent shall be prorated up to the time of the damage.

Tenant hereby acknowledges that the Owner of the subject property does ___ or does not ___ have homeowner’s insurance. Tenant agrees to cooperate with homeowner and homeowner’s insurance company in all relevant matters. Tenant further agrees, upon written notice, to cease any and all actions that may adversely impact Owner’s insurance coverage under said policy.

31. ILLEGAL ACTIVITIES PROHIBITED: TENANT is aware of the following: It is a misdemeanor to commit or maintain a public nuisance as defined in NRS 202.450 or to allow any building or boat to be used for a public nuisance. Any person, who willfully refuses to remove such a nuisance when there is a legal duty to do so, is guilty of a misdemeanor. A public nuisance may be reported to the local sheriff’s department. A violation of building, health or safety codes or regulations may be reported to the government entity in our local area such as the code enforcement division of the county/city government or the local health or building departments. In addition continuing violations of HOA rules and regulations will be considered a public nuisance and TENANT hereby agrees that such continuing HOA violations shall be grounds for eviction.

32. ADDITIONAL RESPONSIBILITIES:

a. TENANT may install or replace screens at TENANT’s own expense. Solar screen installation requires written permission from LANDLORD. LANDLORD is not responsible for maintaining screens.

b. With the exception of electric cooking devices, outdoor cooking with portable barbecuing equipment is prohibited within ten (10) feet of any overhang, balcony or opening, unless the Premises is a detached single family home. The storage and/or use of any barbecuing equipment is prohibited indoors, above the first floor and within five (5) feet of any exterior building wall. Adult supervision is required at all times the barbecue equipment is generating heat.

Property _____

Landlord _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____

1
2 c. The Premises _____ will –OR– _____ will not be freshly painted before occupancy. If not freshly painted, the
3 Premises _____ will –OR– _____ will not be touched up before occupancy. TENANT will be responsible for the
4 costs for any holes or excessive dirt or smudges that will require repainting. OR _____ N/A.
5

6
7 d. TENANT agrees to coordinate transfer of utilities to LANDLORD or BROKER no less than _____
8 business days of vacating the Premises.
9

10 e. Locks may be replaced or re-keyed at the TENANT’S expense provided TENANT informs LANDLORD and
11 provides LANDLORD with a workable key for each new or changed lock. TENANT further agrees to be
12 responsible for any and all such rekey expenses should TENANT fail to notify LANDLORD in advance of any
13 such replacement.
14

15 f. TENANT may conduct a risk assessment or inspection of the Premise for the presence of lead-based paint
16 and/or lead-based paint hazards at the TENANT’S expense for a period of ten days after execution of this
17 agreement. Such assessment or inspection shall be conducted by a certified lead based paint professional. If
18 TENANT for any reason fails to conduct such an assessment or inspection, then TENANT shall be deemed to
19 have elected to lease the Premises “as is” and to have waived this contingency. If TENANT conducts such an
20 assessment or inspection and determines that lead-based paint deficiencies and/or hazards exist, TENANT will
21 notify LANDLORD in writing and provide a copy of the assessment/inspection report. LANDLORD will then
22 have ten days to elect to correct such deficiencies and/or hazards or to terminate this agreement. In the event of
23 termination under this paragraph, the security deposit will be refunded to TENANT. (If the property was
24 constructed prior to 1978, refer to the attached Lead-Based Paint Disclosure.)
25

26 g. TENANT may display the flag of the United States, made of cloth, fabric or paper, from a pole, staff or in a
27 window, and in accordance with 4 USC Chapter 1. LANDLORD may, at its option, with 30 days’ notice to
28 TENANT, adopt additional reasonable rules and regulations governing the display of the flag of the United States.
29

30 h. TENANT may display political signs subject to any applicable provisions of law governing the posting of
31 political signs, and, if the Premises are located within a CIC, the provisions of NRS 116 and any governing
32 documents related to the posting of political signs. All political signs exhibited must not be larger than 24 inches
33 by 36 inches. LANDLORD may not exhibit any political sign on the Premises unless the TENANT consents, in
34 writing, to the exhibition of the political sign. TENANT may exhibit as many political signs as desired, but may
35 not exhibit more than one political sign for each candidate, political party or ballot question.
36

37 i. DANGEROUS MATERIALS. TENANT shall not keep or have on or around the House any article or thing of a
38 dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on or around
39 the House or that might be considered hazardous.
40

41 **33. CHANGES MUST BE IN WRITING:** No changes, modifications or amendment of this Agreement shall be valid or
42 binding unless such changes, modifications or amendment are in writing and signed by each party. Such changes
43 shall take effect after thirty days’ notice to TENANT. This Agreement constitutes the entire agreement between the
44 Parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement.
45 There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the
46 subject matter of this Agreement.
47

48 **34. CONFLICTS BETWEEN LEASE AND ADDENDUM:** In case of conflict between the provisions of an addendum
49 and any other provisions of this Agreement, the provisions of the addendum shall govern.
50

Property _____

Landlord _____

Tenant _____

Tenant _____

Tenant _____

Tenant _____

1 **35. ATTORNEY'S FEES:** In the event of any court action, the prevailing party shall be entitled to be awarded against
2 the losing party all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and
3 costs.
4

5 **36. NEVADA LAW GOVERNS:** This Agreement is executed and intended to be performed in the State of Nevada in
6 the county where the Premises are located and the laws of the State of Nevada shall govern its interpretation and
7 effect.
8

9 **37. WAIVER:** Nothing contained in this Agreement shall be construed as waiving any of the LANDLORD's or
10 TENANT's rights under the laws of the State of Nevada.
11

12 **38. PARTIAL INVALIDITY:** In the event that any provision of this Agreement shall be held invalid or unenforceable,
13 such ruling shall not affect in any respect whatsoever the validity or enforceability of the remainder of this
14 Agreement.
15

16 **39. VIOLATIONS OF PROVISIONS:** A single violation by TENANT of any of the provisions of this Agreement shall
17 be deemed a material breach and shall be cause for termination of this Agreement. Unless otherwise provided by the
18 law, proof of any violation of this Agreement shall not require criminal conviction but shall be by a preponderance of
19 the evidence.
20

21 **40. SIGNATURES:** The Agreement is accepted and agreed to jointly and severally. The undersigned have read this
22 Agreement and understand and agree to all provisions thereof and further acknowledge that they have received a copy
23 of this Agreement. This Agreement may be executed in any number of counterparts and by facsimile copies with the
24 same effect as if all parties to this agreement had signed the same document and all counterparts and facsimile copies
25 will be construed together and will constitute one and the same instrument.
26

27 **41. LICENSEE DISCLOSURE OF INTEREST:** Pursuant to NAC 645.640, _____
28 is a licensed real estate agent in the State(s) of _____, and has the following interest, direct
29 or indirect, in this transaction: Principal (LANDLORD or TENANT) **-OR-** family relationship or business
30 interest: _____.
31

32 **42. CONFIRMATION OF REPRESENTATION:** The Agents in this transaction are:

33
34 TENANT's Broker: _____ Agent's Name: _____
35 Address: _____
36 Phone: _____ Fax: _____ Email: _____
37 License # _____
38

39 LANDLORD's Broker: _____ Agent's Name: _____
40 _____
41 Address: _____
42 Phone: _____ Fax: _____ Email: _____
43 License # _____
44

45 **43. NOTICES:** Unless otherwise required by law, any notice to be given or served upon any party hereto in connection
46 with this Agreement must be in writing and mailed by certificate of mailing to the following addresses:
47

48 **BROKER:** _____
49 Address: _____
50 Phone: _____ Fax: _____ Email: _____

Property _____
Landlord _____
Tenant _____ Tenant _____
Tenant _____ Tenant _____

1
2 TENANT: _____
3 Address: _____
4 Phone: _____ Fax: _____ Email: _____
5

6 **44. MILITARY PROVISION:** IN THE EVENT the TENANT is, or hereafter becomes, a member of the United
7 States Armed Forces on extended active duty and hereafter the TENANT receives permanent change of station orders
8 to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the
9 military, or is ordered into military housing, then in any of these events, the TENANT may terminate this lease upon
10 giving thirty (30) days written notice to the LANDLORD. The TENANT shall also provide to the LANDLORD a
11 copy of the official orders or a letter signed by the TENANT's commanding officer, reflecting the change, which
12 warrants termination under this clause. The TENANT will pay prorated rent for any days (he/she) occupy the
13 dwelling past the first day of the month. The damage/security deposit will be promptly returned to the TENANT,
14 provided there are no damages to the premises.
15

16
17 **45. ADDENDA ATTACHED:** Incorporated into this Agreement are the following addenda, exhibits and other
18 information:

- 19 A. Lease Addendum for Drug Free Housing
20 B. Smoke Detector Agreement
21 C. HOA Rules and Regulations
22 D. Other: _____
23 E. Other: _____
24 F. Other: _____
25 G. Other: _____
26 H. Other: _____
27

28
29
30
31 **THIS SPACE INTENTIONALLY LEFT BLANK**
32
33

Property _____

Landlord _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____

1
2 **46. ADDITIONAL TERMS AND CONDITIONS:** _____

3 _____
4 _____
5 _____
6 _____
7 _____
8 _____
9 _____
10 _____
11 _____
12 _____
13 _____
14 _____
15 _____

17
18 _____
19 LANDLORD/OWNER OF RECORD NAME

TENANT'S SIGNATURE DATE
Print Name: _____
Phone: _____

23
24 _____
25 MANAGEMENT COMPANY (BROKER) NAME

TENANT'S SIGNATURE DATE
Print Name: _____
Phone: _____

27
28 By _____
29 Authorized AGENT for BROKER SIGNATURE DATE

30 REALTOR®

TENANT'S SIGNATURE DATE
Print Name: _____
Phone: _____

33
34 _____

TENANT'S SIGNATURE DATE
Print Name: _____
Phone: _____

35
36 Property _____

Landlord _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____