LEASE AGREEMENT

PLEASE NOTE: THIS LEASE AGREEMENT IS PROVIDED FOR REVIEW PURPOSES ONLY. CERTAIN TERMS AND CONDITIONS MAY VARY IN THE FINAL LEASE AGREEMENT.

THIS LEASE AGREEMENT (this "Lease") is made and entered into by and between Landlord and Tenant (each as indicated below) as of the Lease Date set forth below, on the terms and conditions set forth herein.

1. **Basic Lease Information and Certain Defined Terms**. Capitalized terms used herein and not otherwise defined shall have the meanings set forth in this Section 1**.**

"Landlord"	**Athens Real Estate Group, LLC, as authorized agent of Landlord**
"Tenant"	Tenant Name(s) _____ _____.
"Premises" (street number, unit number, city, state and zip)	Street Address **Unit** # **City** Athens **County** Clarke, **Georgia Zip** Code
"Lease Date" (date of execution)	Lease Countersigned Date
"Lease Start Date"	Lease Start Date
"Lease Expiration Date"	Lease Expiration Date
"Rent" (total Rent for the Term)	Total amount due for the Lease Term
"Installment of Rent" (due monthly)	Rent due monthly
"Late Fee"	10% of Monthly Rent Amount
"Security Deposit"	Equal to One Month's Rent
Landlord's Notice Address	**Athens Real Estate Group, LLC** **2025 South Milledge Avenue** **Athens, GA 30605** **Attention: Blake Underwood** **Telephone: 706-549-7417**

2. **Parties.** Landlord hereby enters into this Lease with each person signing under "Tenant" below, collectively herein referred to as "Tenant," pursuant to the terms and conditions of this Lease. Landlord and Tenant are herein referred to each as a "party" or collectively as the "parties."

3. **Premises**. Landlord, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, reserved, and contained, to be paid, kept and performed by Tenant, has leased and rented, and by these

INITIALS: _____

presents does lease and rent, unto Tenant, and Tenant hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the Premises.

4. **Term.** The term of this Lease (the "Term") shall commence, and Tenant shall be granted possession of the Premises, at noon EST on the Lease Start Date and shall continue until 10:00 AM EST on the Lease Expiration Date, unless earlier terminated as provided herein. Tenant shall occupy the Premises throughout the Term of this Lease.

If there is a delay in delivery of possession of the Premises to Tenant by Landlord, Rent shall be abated on a daily basis until possession is granted. If possession is not granted within forty-five (45) days after the Lease Start Date listed in Section 1, then Tenant may prior to taking possession, as Tenant's sole remedy, terminate this Lease by written notice to Landlord and receive a full refund of any Security Deposit or advance payment of Rent. Landlord shall not be liable for any damages, whether direct, indirect, consequential, foreseeable, unforeseeable, or otherwise, for delay in granting possession.

It is expressly understood that, except as otherwise expressly stated in this Lease, Tenant shall not have the right to terminate this Lease early, and Tenant is responsible for paying Rent hereunder for the entire Term and until all sums due to Landlord hereunder have been paid in full, regardless of whether Tenant takes occupancy of the Premises, is transferred, ceases to be enrolled at any school in the area, is no longer a resident of the area or, for any other reason, is unable to continue occupying the Premises.

5. **Leasing Process:** Upon Tenant's signing of this Lease, Tenant agrees to be bound by the terms and obligations of this Lease. The leasing process also requires the following from all Tenants: rental application, copy of government-issued ID, Parental or Sponsor Guaranty OR proof of income/credit and criminal background check/rental verification, Reservation Fee/Security Deposit, and the signed Lease Agreement. Landlord's countersignature of this Lease does not waive Tenant's obligation to complete any outstanding leasing requirements, including payment of the Reservation Fee/Security Deposit. Tenant's failure to complete any outstanding leasing requirement does not automatically void or terminate this Lease or release Tenant from Tenant's obligations hereunder. Tenant will not be entitled to any abatement of Rent or have a right to terminate this Lease in the event that Landlord refuses to deliver possession of the Premises due to Tenant's failure to complete the foregoing requirements. Landlord additionally shall have the right, at any time prior to delivery of possession of the Premises to Tenant, to assign different premises of a similar layout and location to the Premises to Tenant.

6. **Reservation Fee:** The amount identified in Section 1 as the Security Deposit shall be deemed the "Reservation Fee" during the pre-leasing period as provided in Section 9 of this Lease. The Reservation Fee is due upon Tenant's signing of this Lease, regardless of whether Landlord has countersigned the Lease. At Landlord's sole discretion, Tenant may be permitted up to forty-eight (48) hours from the time of signing to pay the Reservation Fee online in full. If the Reservation Fee is not received in full within this forty-eight (48) hour period, Landlord reserves the right to disable online payment access and/or treat Tenant's failure to pay as a default under this Lease. Failure to pay the Reservation Fee does not automatically void or terminate this Lease. Landlord may, at its sole discretion, either hold Tenant responsible for the obligations of this Lease or terminate the Lease and release the Premises to another party. See Section 5: Leasing Process for related requirements.

7. **Rent.** Tenant agrees to pay Rent in equal monthly installments (each an "Installment of Rent") listed in Section 1, each month, in advance, on or before the first (1st) day of each month for the entire Term. Tenant acknowledges and agrees that each Installment of Rent for the entire Term is due and payable in full and without proration for any partial month during the first or final month of the Term and without proration with respect to the number of days.

Tenant shall pay via any online payment system expressly authorized by Landlord. Landlord currently utilizes AppFolio, a third-party website as a convenience to Tenant. Landlord is not responsible for any failure to timely pay any Installment of Rent, whether or not caused by Tenant, AppFolio or any other online payment system that may be authorized by Landlord from time to time. If any Installment of Rent is paid via an authorized online payment system, Tenant shall be responsible for any credit card processing fee, debit card processing fee or other processing fees charged by such online

INITIALS: _____

payment system. Landlord is not responsible for any use of an authorized online payment system and Tenant holds Landlord harmless from any such use by Tenant. Tenant is responsible, among other things, for knowing account status, paying on time and updating online account information as needed to ensure that each Installment of Rent, Additional Rent or other sums due under this Lease are processed by such online payment system and actually received by Landlord no later than the date due under this Lease. If any payment is not received by Landlord by the date due, whether the responsibility of Tenant, any online payment system or otherwise, it will be a default under this Lease. Without limiting the generality of the foregoing, depositing any payment in the mail shall not constitute payment, but Landlord must actually receive payment by the due date. Tenant shall not be able to move in until first month's Rent is paid in full.

8. **Late Fees and Dishonored Payment.** If an Installment of Rent is not received by Landlord in full by 5:00 p.m. EST on the fifth (5th) day of the month, Tenant shall pay Landlord as additional rent a late fee in the amount of the Late Fee listed in Section 1 per occurrence. In the event that any Tenant payment to Landlord is dishonored, Tenant shall pay to Landlord a service charge in the amount of $50.00, together with any charges Landlord incurs by the bank where such deposit is made, together with the amount dishonored. In addition, Landlord reserves the right to require Tenant to pay all future payments by certified funds in lieu of allowing payment by check or through an authorized online payment system. Any late fees, and/or any other costs or fees described in this Lease, for which Tenant may be responsible at any time, are collectively referred to as "Additional Rent." Tenant acknowledges that all payments received will be applied in the following order: first to the oldest outstanding balance of Rent, Additional Rent and other amounts due hereunder and continuing in chronological order until all outstanding balances are paid in full. Landlord may, but shall have no obligation to accept any rent paid after the Due Date.

9. **Security Deposit.** Upon execution of this Lease, Tenant has deposited an amount equal to one Installment of Rent with Landlord to be held as security for the full and faithful performance of the terms and conditions of this Lease (the "Security Deposit"). The security deposit will be held in: Escrow Account at The Commercial Bank maintained by Agent. If this account changes, Landlord will provide notice thereof to Tenant. Landlord may, at its option, deposit the Security Deposit in an interest-bearing account and Landlord shall retain all accrued interest on said account to cover administrative costs to maintain said account.

Landlord may, but shall not be obligated to, apply all or portions of the Security Deposit on account of Tenant's obligations hereunder. Landlord shall return the Security Deposit to Tenant less reasonable move out charges (including but not limited to a cleaning fee of $75–$100 per bedroom, carpet cleaning fee, trash out fee and maintenance fees as determined necessary in Landlord's sole discretion) to bring the Premises into the same condition in which it was delivered to Tenant within thirty (30) days following the expiration of this Lease provided that:

a. 1) the full term of the Lease has expired; (2) the Premises is clean and free of dirt, trash and debris; (3) all rent, additional rent, fees and charges have been paid in full; (4) there is no damage to the Premises or the Property except for normal wear and tear or damage noted at the commencement of the Lease in the Move-In Inspection report signed by Landlord and Tenant; and (5) all keys to the Premises and to recreational or other facilities, access cards, mailbox keys, gate openers and garage openers have been returned to Landlord or Manager.

Each Tenant listed in Section 1 acknowledges he or she is jointly and severally liable under this Lease, including, without limitation, for all move out charges referenced above. Tenant may not apply the Security Deposit toward Tenant's obligation to pay Rent for the last month of the Term of this Lease.

If there is more than one Tenant under this Lease, then Security Deposit, or any remainder thereof, that is due to Tenant in accordance with the terms of this Lease, will be returned to only one Tenant, and such Tenant will be responsible for dispersing the returned amount (if any) among the other Tenants. The Tenant that will receive the Security Deposit refund (if any) shall be: Tenant Name.

Landlord and Tenant acknowledge and agree that Landlord is, or may be, "pre-leasing" the Premises to Tenant and that Landlord will not be able to deliver the Move-In Walkthrough Report until on or about the Lease Start Date when the

INITIALS: _____

Premises is available. The parties acknowledge that O.C.G.A. Section 44-7-33 contemplates security deposits and inspection reports being provided simultaneously. Therefore, for clarity, and notwithstanding anything herein to the contrary, the Security Deposit listed above is hereby deemed a "reservation fee" for reserving the Premises from the date of this Lease until the date that Tenant receives delivery of the Premises and the Move-In Walkthrough Report and is not deemed a security deposit under O.C.G.A. Section 44-7-33 during such time. While the Security Deposit is deemed a reservation fee it shall be nonrefundable (except for Landlord's inability to deliver the Premises to Tenant in accordance with the timeframe set forth in Section 4). In the event Tenant does not take occupancy of the Premises, in addition to all other remedies available to Landlord under this Lease or at law and not as Landlord's exclusive remedy, the Security Deposit, then deemed a reservation fee, shall be forfeited by Tenant. Upon receipt of the Premises and the Move-In Walkthrough Report the Security Deposit will no longer be deemed a "reservation fee" but will automatically be converted into a "security deposit" in accordance with O.C.G.A. Section 44-7-33 in the amount stated above as security for the full and faithful performance and observance by Tenant of each and every term and covenant of this Lease, including, without limitation, the payment of Rent.

10. **Move-In Walkthrough.** During any pre-leasing period, the amount identified in Section 1 as the Security Deposit shall be deemed a reservation fee in accordance with Section 9 of this Lease and shall not constitute a security deposit until it is converted to a security deposit as provided therein.

At or about the Lease Start Date, when the Premises become available for occupancy, Tenant will be presented with a Move-In Inspection Report listing any existing damage to the Premises. The list or a copy thereof shall be provided to Tenant for Tenant's permanent retention. Tenant shall have the right to inspect the Premises to ascertain the accuracy of the list prior to taking occupancy.

Upon delivery of the Premises and the Move-In Inspection Report to Tenant, the reservation fee shall automatically convert to a security deposit in accordance with Section 9 of this Lease and O.C.G.A. § 44-7-33.

Tenant shall sign the Move-In Inspection Report, and the signed report shall be conclusive evidence of the accuracy of the list. If Tenant refuses to sign the AppFolio Move-In Inspection Report, Tenant shall document any exceptions or additions in writing by 8:00 PM on the Lease Start Date. The revised Move-In Inspection Report will be shared with Tenant through Tenant's AppFolio portal. If Tenant does not sign the report and/or timely submit corrections or additions, the Premises shall be deemed free of damages except as otherwise documented by Landlord, and Tenant shall be deemed to have accepted the Premises in its current condition.

Upon delivery of possession of the Premises, and subject to completion of the Move-In Inspection Report, Tenant acknowledges and agrees that Tenant has had the opportunity to inspect the Premises and accepts the Premises in its then-existing condition ("as-is"), except for any conditions documented in the Move-In Inspection Report, repairs or improvements expressly agreed to in writing by Landlord, and any obligations imposed upon Landlord by applicable law.

11. **Renewal Deadline:** Tenant may extend the Lease End Date of this Lease by providing Landlord written notice by Renewal Deadline. If Tenant does not provide written notice to extend the Lease End Date, this Lease will NOT automatically renew. Tenant may extend the Lease after Renewal Deadline if the Premises is still available. Landlord reserves the right to deny the Tenant the right to extend the Lease End Date at his/her sole discretion. If the Lease End Date is extended, the additional term shall begin on the first day following the end of the preceding term.

Pre Move-Out inspections will begin in May of the year the lease expires for all houses that did not renew or partially renew the lease agreement. Any repairs the Tenant intends to complete themselves MUST be completed prior to May of the year the lease expires. As of May 1 of the year the lease expires and after, all repairs will be performed by the Landlord and subject to be charged to the Tenant if deemed by the Landlord to be a Tenant charge.

12. **Pets:** Unauthorized pet fee of $350 per incident. Every day the violation occurs shall be deemed a separate incident.

INITIALS: _____

- [x] Tenant shall not be allowed to keep pets on premises.
- [ ] Tenant shall be allowed to keep pets on premises. A separate pet exhibit must be attached hereto and incorporated into this lease.

13. **No Smoking**. Tenant is not authorized to smoke or vape inside the Premises. This prohibition includes electronic cigarettes and vaping devices.

If Tenant, Tenant's Occupants, guests, or invitees smoke or vape inside the Premises, Tenant shall be responsible for the reasonable costs incurred by Landlord to remedy any resulting odor, residue, staining, discoloration, damage, or other impact to the Premises, including, as reasonably necessary, costs associated with cleaning, deodorizing, painting, repair, or replacement of affected materials or surfaces.

Such costs may be charged to Tenant when incurred and shall be payable in accordance with the terms of this Lease. Tenant shall remain responsible for all such costs resulting from smoking or vaping inside the Premises. Smoking or vaping inside the Premises shall constitute a violation of this Lease.

14. **Utilities:** Except as otherwise provided below, Tenant acknowledges that Tenant is responsible for all utility bills, including, but not limited to, water, sewer, gas, electricity, cable, phone, and internet bills for the Premises and Tenant shall promptly pay all charges for garbage collection services or other sanitary services rendered to the Premises or used by Tenant in connection therewith. Tenant shall promptly establish all utility and service accounts to be paid by Tenant in Tenant's name. Tenant shall not allow water, sewer, electricity, or gas to be shut off or billed to Landlord.

a. Utilities Provided by Landlord:

☐ Water ☐ Sewer	☐ Gas ☐ Electricity	☐ Cable ☐ Internet	☐ Trash ☒ None

b. Utility Disconnection Charge for unauthorized disconnection of utility service: $100 per utility.
c. Utilities provided by Landlord are subject to change with 24-hour notice to Tenant.

15. Appliances Provided by Landlord: The following appliances are furnished by Landlord:

☒ Refrigerator ☒ Oven	☒ Dishwasher ☒ Microwave	☒ Washer ☒ Dryer	☐ Dehumidifier ☒ Other Subject to Change

16. Condemnation. If the whole of the Premises, or such portion thereof as will make the Premises un-tenantable, be condemned by any legally constituted authority for any public use or purpose, then in either of said events the Term hereby granted shall cease from the time when possession thereof is taken by public authorities, and Rent shall be accounted for as between Landlord and Tenant as of that date. Such termination, however, shall be without prejudice to the rights of Landlord to recover compensation and damage caused by condemnation from the condemner.

17. Damage or Destruction. If the Premises are totally destroyed or so substantially damaged as to be un-tenantable by storm, fire, earthquake, flooding, or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for as of that date between Landlord and Tenant. If the Premises should be damaged but not rendered un-tenantable and Landlord decides to repair the Premises, then Tenant shall continue to pay Rent as normal under this Lease. In the event that Landlord decides not to repair the Premises, then the Term of this Lease shall end and Rent shall be prorated as of the date of the damage. Notwithstanding the foregoing, if Tenant or Tenant's Occupants or invitees were responsible for the fire or other casualty and the Premises is rendered uninhabitable, then Tenant shall vacate the Premises but remain liable for all damages and for all Rent due for the remainder of the Term.

18. Re-key Fee Paid by Tenant upon Lease Termination: $150.00.
The Re-Key Fee is only due from the Tenant in the following scenarios:

INITIALS: _____

a. At least the same number of keys given to Tenant at move-in (which number is documented on the Move-In/Move-Out Condition Form) are not turned in at move out.
b. Tenant requests Landlord to re-key the Premises.
c. Tenant is evicted from the Premises.
d. Tenant is found to be engaging in criminal/illegal activity on the Premises.
e. Tenant replaces the original locks without consent of Landlord.

19. Early Termination by Tenant: Except as otherwise expressly provided by nonwaivable provision of applicable law, no termination of this Lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Landlord's right to collect Rent for the period prior to termination thereof or any other amounts due and payable by Tenant to Landlord hereunder.

20. Lease Terminations:

a. Notwithstanding anything herein to the contrary, a Tenant (including a Tenant's spouse) who is a service member on active duty or is called to active duty in the regular or reserve component of the U.S. Armed Forces, Coast Guard, or National Guard, shall have the right to end this Lease early by giving a thirty (30)-day written notice, paying all Rent due through the notice date, and providing a copy of the official military orders or written verification signed by the service member's commanding officer or by providing base housing orders as provided in O.C.G.A. § 44-7-22, if the service member is:

i. Ordered to federal duty for a period of ninety (90) days or longer;
ii. Received a permanent change of station order to move at least thirty-five (35) miles away from the Premises;
iii. Is released from active duty after leasing the Premises and must move thirty-five (35) miles away from the service member's home of record prior to entering active duty;
iv. After the Lease Start Date, the service member becomes eligible to live in government quarters or the failure to move to government quarters will result in a forfeiture of the service member's basic allowance for housing;
v. Receives orders after the Lease Date but before taking possession of the rental housing.

(b) Notwithstanding anything herein to the contrary, a Tenant shall have the right to end this Lease early by giving a thirty (30)-day written notice, paying all Rent due through the notice date, and providing a copy of the civil family violence order or criminal family violence order and a copy of the police report if such order was an ex parte temporary protective order as provided in O.C.G.A. § 44-7-23, if such order has been issued to:

i. Protect such Tenant or his or her minor child; or
ii. Protect such Tenant when he or she is a joint tenant, or his or her minor child, even when such Tenant has no obligation to pay Rent to Landlord.

(c) Notwithstanding the foregoing subsections (a) and (b), if there is more than one Tenant under this Lease and the foregoing right to termination under subsection (a) or subsection (b), as applicable, does not apply to all Tenants hereunder, then the remaining Tenant(s) and guarantors shall remain jointly and severally liable for all Tenant obligations hereunder. Upon request of Landlord, such remaining Tenant shall execute a new lease upon the same terms and conditions hereunder, except that the term of the new lease shall be for the remainder of the Term under this Lease.

21. Assignment and Subletting: Tenant may not assign or sublet this Lease or any interest hereunder without the prior written approval of Landlord, which Landlord may withhold in Landlord's sole and absolute discretion. Tenant is specifically prohibited from offering all or part of the Premises for short-term rental such as through AirBnB, VRBO, or other such sites or programs. Any advertising or on-line postings, as well as actual rentals, of the Premises by Tenant to vacation or short-term guests or invitees shall constitute an event of default under this Lease. Any person who is not a Tenant or Occupant, as defined herein, who occupies the Premises, or any portion thereof, for any period of time

INITIALS: _____

whatsoever, for any compensation or consideration whatsoever (including, without limitation, the payment of money and/or trade and/or barter of other goods, services, or property occupancy rights) is not a guest or invitee authorized under Section 32 of this Lease, and such occupancy constitutes unauthorized subletting or assignment which is a substantial and material event of default under this Lease. Tenant shall be responsible for all damage to the Premises caused by the negligence of any such person who occupies the Premises, or any portion thereof. Landlord may assign this Lease at any time during the Term in Landlord's sole discretion.

22. **Early Termination by Landlord:** Landlord shall have the right, at any time and for any reason (or for no reason), to terminate this Lease upon not less than sixty (60) days written notice to Tenant. In the event Landlord provides such early termination notice, this Lease shall terminate on the date set forth in Landlord's early termination notice (the "Early Termination Date"), and Tenant shall deliver the Premises to Landlord, as set forth in this Lease, on or before the Early Termination Date.

23. No Estate in Land. This Lease shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant has only a usufruct, not subject to levy and sale, and not assignable by Tenant.

24. Rights Cumulative. All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

25. Notices. All notices to be given with respect to this Lease shall be in writing, except as otherwise set forth herein.

26. Time of Essence. Time is of the essence of this Lease.

27. Waiver. No failure of Landlord to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of a partial payment of rent (or any payment marked "payment in full") be deemed a waiver of Landlord's right to the full amount thereof.

28. Survival. Subject to the limitations and other provisions of this Lease: (a) the representations and warranties of the parties contained herein shall survive the expiration or earlier termination of this Lease; and (b) all other provisions, in order to give proper effect to its intent, shall survive such expiration or termination, shall survive the expiration or earlier termination of this Lease.

29. Peaceable Enjoyment. Landlord warrants that the Tenant shall be granted peaceable and quiet enjoyment of the Premises free from any eviction or interference by Landlord if Tenant pays the Rent and other charges provided for herein, and otherwise fully and punctually performs the terms and conditions imposed upon Tenant.

30. **Holding Over:** Tenant shall have no right to remain in the Premises after the termination or expiration of this Lease. Should Tenant fail to vacate the Premises upon the termination or expiration of this Agreement, Tenant shall pay Landlord $250.00 for every day that Tenant holds over after the expiration or termination of this Lease.
Acceptance of the Holding Over Fee by Landlord shall in no way limit Landlord's right to treat Tenant as a tenant at sufferance for unlawfully holding over and to dispossess Tenant for the same. There shall be no renewal of this Lease by operation of law.

31. Fee to Prepare Lease Amendment: All exhibits and addendums are incorporated herein by reference and made a part of this Lease. Should Tenant request and Landlord consent to modifying the Lease, Tenant agrees to pay Manager the Fee to Prepare Lease Amendment in the amount of $250.00 per amendment.

INITIALS: _____

32. **Use:** The Premises shall be used solely as a residence and shall be occupied only by the persons named in Section 1 as Tenant or Occupants. Occupancy by guests or invitees staying over seven (7) days shall be a violation of this Section 32. Tenant shall comply with all laws, ordinances, restrictions and regulations of any relevant governmental body, and Tenant agrees that an arrest of Tenant, or Tenant's Occupants, guests or invitees on the Premises shall be an event of default that constitutes sufficient grounds for terminating this Lease and Tenant's right of possession to the Premises regardless of whether said arrest results in a conviction. Tenant shall not use the Premises or permit it to be used for any disorderly or unlawful purpose. Tenant shall insure that Tenant's Occupants, guests and invitees comply with all provisions of this Lease while at the Premises. Tenant acknowledges and agrees that Tenant is liable for any damages, exceeding normal wear and tear, by Tenant's Occupants, guests or invitees. Tenant shall not keep, store, or dispose of any substance or material on any portion of the Premises that is hazardous to the health, safety or welfare of any person. Tenant shall not cause or allow any infestation of insects, including without limitation, bed bugs, in the Premises. Tenant's (or Tenant's Occupants, guests or invitees) violation of this Section is a material breach of this Lease and, in addition to Landlord's other available remedies, constitutes sufficient grounds for terminating this Lease and Tenant's right of possession to the Premises.

33. **Lawncare:** The party maintaining the lawn shall be responsible for maintaining any surrounding grounds including the mowing and edging lawns, caring for shrubbery, and keeping the grounds clear of weeds. If Tenant is listed as being responsible for lawn care and exterior maintenance, should Tenant fail to perform any such lawn care or exterior maintenance, and Landlord opts to perform such lawn care or maintenance, Tenant shall pay Landlord immediately upon demand the sum of $100 per occurrence to cover Landlord's cost of such maintenance or lawn care.

- ☐ Tenant shall maintain the lawn
- ☒ Landlord shall maintain the lawn

34. **Pest Control:** If Landlord is responsible for pest control, then Landlord shall provide scheduled, monthly or quarterly, pest control preventative services such as spraying services (as Landlord deems appropriate for the Premises). Tenant agrees to keep the Premises clean and to take all actions to prevent insects and other pests from infesting the Premises. Tenant agrees to cooperate fully with and to undertake all efforts and tasks reasonably requested by Landlord to eradicate pests. If any infestation is determined to have been caused by Tenant's acts or omissions, then the cost of extermination and the cost of any repairs occasioned by any such infestation or by any such treatment will be borne by Tenant.

The term "pest control" herein means addressing any problems in the Premises with ants, cockroaches, spiders and other insects and preventing the infestation thereof and the party responsible for the same is set forth elsewhere herein. Tenant shall be responsible for the immediate treatment of any bed bugs in the Premises by a licensed Georgia pest control operator and the immediate and permanent removal from the Premises of any mattresses, bedding, clothing, and other similar items that may contain bed bugs or bed bug larvae. Landlord will be responsible for termite and rodent control.

- ☒ Tenant shall be responsible for and pay for Pest Control.
- ☐ Landlord shall be responsible for Pest Control.

35. **Lead-Based Paint:** If the Premises were built before 1978, the Lead Based Paint Addendum is attached hereto as **Exhibit E** and by reference made a part hereof.

36. **Fee to Halt Dispossessory Action:** Landlord can file a dispossessory action against Tenant if any rent or other fees and charges owed by Tenant are not paid in full by the Due Date. In the event that a dispossessory action is filed against the Tenant and then dismissed prior to a court hearing because Tenant pays the amounts owed, Tenant shall also pay Landlord, as liquidated damages, the Fee to Halt Dispossessory Action in the amount of $75 plus an

INITIALS: _____

Administrative Fee of $250 per occurrence. This fee shall immediately be paid as additional rent along with all other amounts paid to halt the dispossessory action.

37. Denial of Access Charge: At any time during the Term, Landlord may enter the Premises Monday through Saturday 8:30 am to 8:00 pm and Sunday 10:00 am to 7:00 pm upon twenty-four (24) hours telephone or written notice to: (a) make repairs or modifications to the Premises; (b) inspect the Premises to ensure that Tenant is complying with all terms and conditions of this Lease or rules reasonably established by Landlord; (c) remove from the Premises any articles or signs kept or exhibited there in violation of the terms hereof; and (d) to show the Premises to prospective tenants, buyers, insurance agents, appraisers, surveyors, lenders, contractors, or other individuals deemed appropriate by Landlord. In case of emergency, Landlord may enter at any time to protect life and prevent damage to the Premises. Landlord shall not be barred from any such entries, and Tenant hereby expressly authorizes Landlord to so enter the Premises and to cooperate with Landlord in connection with such entries. Landlord may card and/or advertise the Premises for rent or for sale at any time during the Term of this Lease. For each occasion where the access rights described above are denied, Tenant shall pay Landlord $50.00 as liquidated damages.

38. Tenant's Responsibilities:

a. Repairs and Maintenance: Tenant shall at Tenant's own expense maintain the Premises at all times in a clean and sanitary manner including all floor surfaces, windows, doors, counter tops, sinks, toilets and cabinets therein and shall surrender the same, at the termination of this Lease, in as good condition as the same were in on the Lease Start Date, normal wear and tear excepted. Tenant shall be responsible for changing HVAC filters every 30 days, replacing batteries, and replacing bulbs in all light fixtures and appliances within the Premises. Tenant shall be responsible for the cost of any repairs to the plumbing serving the Premises, which are necessary as a result of Tenant's misuse or neglect. Tenant agrees not to dispose of inappropriate items (feminine hygiene products, condoms, paper towels, cotton balls, Q-tips, wet wipes, flushable wipes, etc.) through any plumbing within the Premises, including, without limitation, the toilets or sink drains. Tenant is responsible for clogged drains. Tenant agrees to reimburse Landlord for the amount for the contractor's invoice. Landlord reserves the right to require payment up front for any repairs deemed to be the Tenant's responsibility or neglect/abuse by the Tenant.

b. Smoke Detector: Tenant acknowledges that Premises is equipped with a smoke detector(s) that is in good working order and repair. Tenant agrees to be solely responsible to check the smoke detector every thirty (30) days and notify Landlord immediately if the smoke detector is not functioning properly. Batteries are the Tenant's responsibility.

c. Freezing of Pipes: Tenant hereby agrees to maintain the temperature within the Premises at a level which will keep the plumbing pipes within the Premises from freezing.

d. Mold and Mildew: Tenant acknowledges that mold and/or mildew can grow in any portion of the Property that are exposed to elevated levels of moisture and that some forms of mold and mildew can be harmful to their health. Tenant agrees to regularly inspect the Premises for mold and/or mildew and immediately report to Landlord any water intrusion problems. Tenant shall not block or cover any heating, ventilation, or air conditioning ducts located in the Premises.

e. Satellite Dish: For safety reasons and to maintain the appearance of the community, Landlord does not allow any kind of outside satellite dish to be installed or mounted onto the building/home. The only acceptable way to install the satellite dish is with a removable post or tripod that does not require any drilling to the exterior of the building/home. The dish must be mounted securely and must be removed at the end of Lease.

f. Sump Pump: This property may have a sump pump. If your property has a sump pump, please take note of these items. The sump pump serves the purpose of pumping sewage to the main sewer line at the street level.

i. Tenants CANNOT flush feminine hygiene products, condoms, paper towels, cotton balls, Q-tips, wet wipes, flushable wipes, or any other foreign object down any plumbing inside the unit. Tenants acknowledge that the sump pump is run by electricity and has its own breaker in the panel box. If there is a power outage, Tenant understands that they will not be able to flush toilets or use water inside of the unit. Loss of power means the sump pump will not pump sewage to the street, and it will flood the unit. Tenant acknowledges these terms and

INITIALS: _____

recognizes that any damage associated with improper use of the sump pump will be the Tenant's sole responsibility.

ii. Tenant acknowledges terms above as conditions of consent. Tenant understands that they are ultimately responsible for any damages associated with improper use of the sump pump during the lease term.

g. Location of trash receptacles: As per Solid Waste Ordinance, section 5-2-14, other than between 6:00 p.m. the day before scheduled collection and noon of the day following the customer's scheduled collection day, receptacles shall be stored behind or adjacent to the residence, unit or structure receiving the collection service or otherwise screened from view from the public right-of-way.

h. Access Codes: Landlord shall provide Tenant with all access codes to all entrance gates and security systems, if any, located on the Property.

i. Premises Part of Community Association: If the Premises, or any common areas serving the Premises, are subject to a declaration of condominium, declaration of covenants, conditions and restrictions, rules and regulations adopted pursuant to a declaration or other similar documents, Tenant agrees to comply with all terms and conditions therein during the Term. In the event any fine or assessment is levied against the Premises as a result of Tenant's violation of such declaration, rules and regulations or other documents, Tenant shall immediately pay such fine or assessment to Landlord as a part of Additional Rent under this Lease.

39. Mortgages. Tenant's rights under this Lease shall at all times be automatically junior, subordinate and subject to any deed to secure debt, covenants, conditions and restrictions, other matters of record or contracts of sale, which may now or hereafter affect the Premises and any modifications thereof. If requested, Tenant shall execute promptly any certificate that Landlord may request to specifically implement the subordination of this Section. In the event the Premises is foreclosed, sold or transferred, Tenant shall transfer to the party foreclosing, purchasing or being assigned the Premises upon written notice thereof.

40. Tenant's Property. Landlord shall not be liable for damage to Tenant's personal property, except where such damage is due to Landlord's negligence or intentional misconduct. Notwithstanding the preceding sentence, Landlord recommends that Tenant obtain renter's insurance for protection from loss or damage to personal property due to fire, flooding, or other events that could damage Tenant's personal property, and Landlord shall not be liable for any loss that is or would have been covered under a standard renter's insurance policy, and Tenant (for itself and its insurer) waives any rights, including rights of subrogation, Tenant may have against the Landlord (and their employees, officers, owners, agents and affiliates), for compensation of any loss or damage occasioned by Landlord or Tenant, as applicable, arising from any risk generally covered by the insurance required to be carried by Tenant.

41. Rules and Regulations: Tenant hereby acknowledges that Tenant has read and understands each of the rules and regulations set forth on Exhibit A attached hereto (the "Rules and Regulations"). Tenant shall fully comply, and shall cause its Occupants, invitees and guests to comply, with the Rules and Regulations throughout the Term of this Lease. Where Exhibit A provides a specific fine, fee, charge, or other consequence for a particular violation, the amount or consequence stated in Exhibit A shall apply. Where Exhibit A does not provide a specific fine, fee, charge, or other consequence, Landlord shall have the right to fine Tenant in the amount of $100.00 per occurrence for any violation of the Rules and Regulations. Tenant acknowledges that Landlord may amend the Rules and Regulations from time to time during the Term of this Lease in the event Landlord determines that such amendments are necessary and appropriate in Landlord's sole and absolute discretion. Landlord shall provide Tenant with written notice of any such amendments to the Rules and Regulations.

42. Hazardous Materials. Without limiting any other provision of this Lease, Tenant shall not cause or permit the presence, use, generation, release, storage or handling of any Hazardous Materials on or around the Premises, any violation of applicable environmental law with respect to the Premises, except the lawful and safe use of prepackaged supplies, cleaning materials and personal grooming items and other items sold in pre-packaged containers for consumer use so long as all of the foregoing are used, stored, handled, transported and disposed of in compliance with all

INITIALS: _____

Hazardous Materials Laws. "Hazardous Materials" means petroleum and petroleum products and compounds containing them, including gasoline, diesel fuel and oil; explosives; flammable materials; radioactive materials; polychlorinated biphenyls (PCBs) and compounds containing them; lead and lead-based paint; asbestos or asbestos containing materials in any form that is or could become friable; underground or above-ground storage tanks, whether empty or containing any substance; any substance the presence of which on the Premises is prohibited by any Governmental Authority; any substance that requires special handling and any other material or substance now or in the future that (i) is defined as a "hazardous substance," "hazardous material," "hazardous waste," "toxic substance," "toxic pollutant," "contaminant," or "pollutant" by or within the meaning of any Hazardous Materials Law, or (ii) is regulated in any way by or within the meaning of any Hazardous Materials Law. "Hazardous Materials Law" and "Hazardous Materials Laws" means any and all federal, state and local laws, ordinances, regulations and standards, rules, policies and other governmental requirements, administrative rulings and court judgments and decrees in effect now or in the future, including all amendments, that relate to Hazardous Materials or the protection of human health or the environment and apply to Borrower or to the Premises. Hazardous Materials Laws include the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Section 6901, et seq., the Toxic Substance Control Act, 15 U.S.C. Section 2601, et seq., the Clean Water Act, 33 U.S.C. Section 1251, et seq., and the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101 et seq., and their state analogs.

43. **Joint and Several Liability.** Each person who signs this Lease or any guarantor under a separate guarantor's agreement is jointly and severally liable for all Rent or other charges which come due. Landlord may look to any Tenant or guarantor for payment of all or a part of any obligation due without first suing or attempting to collect from any other responsible party. Landlord or any collection agency or attorney representing the same shall have the right to settle in whole or part all or a portion of any debt owed by one Tenant without releasing or waiving its claim for the balance of the debt against another Tenant, co-signor or guarantor. Settlement or release of one Tenant or guarantor shall not release the other Tenant or guarantor from liability for amounts owed.

44. **Governing Law.** This Lease shall be governed by the laws of the State of Georgia.

45. **Indemnification**. Tenant hereby releases Landlord, its lenders, any management company managing the Premises or the complex and each of their respective directors, officers, shareholders, managers, members, and employees (each an "Indemnitee" and collectively, the "Indemnitees"), from any liability for and agrees to indemnify Indemnitees (or any of them) against all losses incurred as a result of Tenant's breach of this Lease or due to the acts or omissions of Tenant, Tenant's Occupants, guests or invitees, except to the extent that such loss is caused by Landlord's negligence or failure to make a repair required by applicable law. This Section 45 shall survive the expiration or termination of this Lease.

46. **Attorneys' Fees.** In the event that any party institutes any legal suit, action or proceeding, against the other party to enforce this Lease or otherwise arising out of or relating to this Lease, the prevailing party in the suit, action or proceeding shall be entitled to receive in addition to all other damages to which it may be entitled, the costs incurred by such party in conducting the suit, action or proceeding, including reasonable attorneys' fees and expenses and court costs.

47. **Equal Housing Opportunity Policy**. Landlord provides equal housing opportunity for qualified applicants and does not discriminate on the basis of race, color, religion, sex, national origin, familial status, disability, or any other legally recognized status under federal law or the laws of the State of Georgia.

48. **Counterparts.** This Lease may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Lease delivered by facsimile, e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Lease.

INITIALS: _____

49. **Exhibits**: All exhibits attached hereto listed and selected below or referenced herein are made a part of this Lease. If any such exhibit conflicts with any preceding paragraph, said exhibit shall control:

- ☒ Rules and Regulations "Exhibit A (3 pages)"
- ☒ Cleaning Instructions and Charges Procedures Policy "Exhibit B (2 pages)"
- ☒ Maintenance Procedures Policy "Exhibit C "
- ☒ Parental or Sponsor Guaranty "Exhibit D (2 pages)" (x_#_)
- ☐ Lead- Based Paint Exhibit "Exhibit E "
- ☐ Pet Exhibit "F (2 pages) "
- ☐ Pet Exhibit "G (2 pages)"

50. **Entire Agreement**. This Lease, together with all exhibits, addenda, Special Stipulations, and any other documents expressly incorporated herein, constitutes the entire agreement between Landlord and Tenant concerning the Premises and supersedes all prior oral or written negotiations, representations, promises, and agreements concerning the same subject matter. No modification or amendment to this Lease shall be binding unless made in writing and signed by both Landlord and Tenant, except as otherwise expressly permitted by this Lease or applicable law.

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph (including any changes thereto made by the parties), shall control:

N/A

INITIALS: _____

IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seals the day and year first above written.

LANDLORD: ATHENS REAL ESTATE GROUP, LLC, as authorized agent of Landlord

By: _____

Name: Blake Underwood

Title: Broker

Athens Real Estate Group, LLC, acting as authorized agent of Landlord, (i) is authorized to act for and on behalf of Landlord for the purpose of serving of process and receiving and receipting for demands and notices and (ii) is authorized to manage the Premises. Athens Real Estate Group, LLC may enforce the rights of Landlord hereunder and is a beneficiary of any and all rights and benefits provided to Landlord in this Lease, including, without limitation, all indemnifications and all limitations on liability running from Tenant to Landlord as provided in this Lease. Tenant acknowledges that Tenant is not represented by Athens Real Estate Group, LLC in any client relationship and that Tenant is solely responsible for protecting Tenant's own interests.

_____ _____ _____ _____

TENANT SIGNATURE: **DATE:** **TENANT SIGNATURE**: **DATE:**

_____ _____

FULL NAME: **FULL NAME:**

_____ _____ _____ _____

TENANT SIGNATURE: **DATE:** **TENANT SIGNATURE**: **DATE:**

_____ _____

FULL NAME: **FULL NAME:**

_____ _____ _____ _____

TENANT SIGNATURE: **DATE:** **TENANT SIGNATURE**: **DATE:**

_____ _____

FULL NAME: **FULL NAME:**

INITIALS: _____

Exhibit "A"

Rules and Regulations

The following Rules and Regulations (hereinafter referred to as "Rules") are a binding part of your Lease. Please understand that any violation of any of these Rules causes increased utility or operating cost. Please further understand that any violation of one of these Rules constitutes a default in the Lease as provided by law. In accordance with your Lease, and security deposit thereunder, you will be charged for violation of these Rules in order to offset those increased costs. Such charges are due and payable at the same time as the succeeding month's rent.

1. Tenant is responsible for all costs of removal of all foreign objects (e.g. hair, feminine hygiene products, paper towels, dental floss, condoms, razor blades, etc.) from the plumbing.

2. Tenant is not permitted to install, hang, or affix LED light strips or similar adhesive-backed lighting in any part of the Premises, including but not limited to walls, ceilings, cabinetry, doors, or trim. Any damage caused by the installation, removal, or adhesive residue from such items shall be the sole responsibility of the Tenant and will result in charges for repair and/or repainting.

3. Tenant is not permitted to install, hang, mount, or affix adhesive-backed shower or bathroom accessories, including but not limited to shower caddies, shelves, hooks, soap dishes, baskets, or similar items, to shower or tub surrounds, tile, fiberglass, glass, walls, or other bathroom surfaces. Any damage caused by the installation or removal of such items, including adhesive residue, discoloration, surface damage, or damage to finishes, shall be the sole responsibility of the Tenant and will result in charges for repair and/or replacement.

4. Tenant is not permitted to install, apply, or affix wallpaper, peel-and-stick wallpaper, or similar wall coverings to any wall or other surface of the Premises. Tenant shall be responsible for the removal of any such materials and for all damage caused by installation or removal, including peeling paint, damaged drywall or sheetrock, adhesive residue, or other surface damage. Repair may require maintenance, sheetrock repair, and/or painting. Tenant will be charged $250.00 per wall for removal and repair.

5. Tenant is strictly prohibited from placing or using any type of carpet, rug, or similar floor covering on decks, balconies, or patios. This restriction is to prevent damage, moisture retention, and potential safety hazards. Any violation of this rule will be considered a breach of the Lease.

6. Tenant shall keep all yard areas free from garbage and trash, including prompt removal of trash cans and recycle bins from the street on pick-up days. All garbage and refuse must be in bags and placed in appropriate containers. Tenant shall properly dispose of all cigarette butts and shall not throw them into the landscaping or any exterior portion of the Premises. Any clean up as a result of improper disposal of cigarette butts or trash of any kind will result in an immediate fine to Tenant of $25.00 per occurrence.

7. Nothing is permitted to be stored on or hung over the balconies or patios of the Premises. No physical change may be made to the exterior or interior of the dwelling. This includes signs that are visible from the exterior of the Premises, hammocks, towels, rugs or garments.

8. Tenant shall not obstruct driveways, sidewalks or entry passages for any purpose other than ingress or egress.

9. At no point are the following permitted in the Premises: dangerous substances, unlicensed firearms and dangerous weapons, drug paraphernalia, motorcycles or scooters inside the buildings.

10. No noisy or disorderly conduct, annoying or disturbing to other occupants of the Premises or Premises complex, shall be permitted. All parties of 15 or more guests must be registered with Landlord. All parties must be held in accordance with applicable law. In addition to all remedies provided in the Lease or at law, the following shall apply to complaints concerning Tenant's or Tenant's guests' violation of the Party Guideline or noise complaints: 1st complaint: written warning will be issued; 2nd complaint: A $100.00 fine will be assessed against Tenant; 3rd complaint: a $300.00 fine will be assessed against the tenant; 4th complaint: Tenant will be in violation of the Lease and will become subject to eviction. Notwithstanding the foregoing, after two noise/nuisance complaints, Landlord shall have the right to fine or terminate this Lease under the tenant default provision.

11. All glass, locks, screens, and trimmings in or upon doors and windows belonging to the Premises shall be kept whole and in place.

12. Tenant is responsible for promptly reporting all damages and maintenance needs to Landlord. Tenant shall be responsible for all damage to the Premises or Premises complex caused by overflow from drains, broken plumbing, washers, and tubs due to neglect of resident and for all damage to the Premises.

13. Tenant shall be responsible for reporting any change in occupancy of Premises. Failure to do so will be considered a default under this Lease.

14. Soliciting is strictly forbidden. Please notify Landlord of any unauthorized solicitation.

15. Pets are not allowed unless previously agreed upon in writing and an appropriate Pet Addendum is made a part of this Lease. Pets shall not be kept on chains, ropes, leashes, etc. unattended in yard. Tenant must pick up after pet. Pets are not allowed in the pool areas.

16. At no time will automobiles be parked on the lawns, grass, or in "no parking" areas. Automobiles violating this rule will be removed by Landlord at Tenant's expense. You will be held responsible for broken water meters or any damage caused by you or your guests.

17. If the Premises has an alarm system, Tenant is responsible for securing and paying for service if Tenant wishes to have such service. Codes must be provided to Agent or any other management company managing the Premises. Landlord, Agent, any management company managing the Premises or the complex and each of their respective directors, officers, shareholders, managers, members, and employees managing the Premises and complex, are not responsible for your personal belongings that may be damaged due to fires, floods, theft, etc.

18. Non-operative vehicles are not permitted at the Premises, and any such vehicle may be removed by Landlord at Tenant's expense. No repairing of vehicles is permitted at the Premises or Premises complex.

19. Tenant must maintain the interior and exterior of the Premises in clean, sightly and sanitary condition. If Tenant does not maintain this condition, Landlord will have premises cleaned at Tenant's expense. Interior furniture is not to be used as exterior furniture.

20. Satellite dishes are not permitted without the express, written consent of Landlord. See the FCC guidelines for placement of satellite dishes.

21. It is a violation of Georgia Code 16-10-27 to knowingly transmit a false report of fire. Tenant shall owe to Landlord a fine of $100 per occurrence for transmitting a false report of fire in the unit. False transmissions shall include but not be limited to: falsely pulling a fire alarm handle, smoking inside the unit, allowing excessive smoke when cooking without adequate ventilation. Tenant shall be responsible for the actions of their guests in the unit and on the premises.

22. Matters of disputes among the individual Tenants sharing the Premises shall be settled between such Tenants, and Tenants shall not involve Landlord.

23. All areas of the Premises are considered to be non-smoking. No Tenant, Occupant, guest, or invitee shall smoke or vape inside the Premises at any time. If Landlord or Landlord's agent determines that smoking or vaping has occurred inside the Premises, Tenant shall be responsible for the reasonable costs incurred by Landlord to remedy any resulting odor, residue, staining, discoloration, damage, or other impact to the Premises, including, as reasonably necessary, costs associated with cleaning, deodorizing, painting, repair, or replacement of affected materials or surfaces.

Tenant, Tenant's guest and others present at the Premises or Premises complex with Tenant's consent shall strictly comply in all respects with the above rules and regulations and any other reasonable rules and regulations as promulgated, displayed or provided, by Landlord from time to time. Landlord may make changes to these Rules or promulgate other rules if in writing and posted in the Community or given to Tenant.

Landlord hereby grants to Tenant a non-exclusive license during the Term of the Lease to use all driveways, walkways, hallways, landscaped areas, and other common areas of the Premises complex (the "Common Areas"), such usage to be in common with the usage by other tenants in the complex and their permitted guests, and invitees. Landlord may impose such restrictions on the use of Common Areas as Landlord deems appropriate. Landlord shall be entitled to control the entry upon the Common Areas by Tenant's guests, or invitees, including agents, furniture movers, deliverymen, solicitors or salesmen. Landlord shall have the unrestricted right to increase, reduce, eliminate, relocate or change the size, dimensions, design or location of the Common Areas or any other improvements in the Premises complex from time to time in any manner whatsoever as Landlord shall deem proper. Tenant shall use all Common Areas in a prudent, inoffensive and non-dangerous manner, and in compliance with any community policies. Tenant acknowledges that parking in the Common Areas may be limited and that Tenant is not guaranteed the right to a parking space in the Common Areas or any parking associated with the Premises as part of this Lease. Landlord may promulgate appropriate rules and regulations to solve any parking problems that may arise. Tenant agrees that Tenant will be responsible for any damages to any Common Areas caused by Tenant or by Occupant or by guest or invitee of Tenant. Tenant, Occupants and Tenant's guests and invitees use recreational facilities and Common Areas at their own risk.

_____	_____
Signature/ Date	Athens Real Estate Group, LLC
_____	_____
Signature/ Date	Signature/ Date
_____	_____
Signature/ Date	Signature/ Date
_____	_____
Signature/ Date	Signature/ Date

Exhibit "B" – Page 1

CLEANING INSTRUCTIONS AND CHARGES

The carpet in the Premises must be cleaned by a professional carpet cleaning company. It has been our experience that it is best if the professional steam clean is scheduled and completed by the landlords' preferred carpet cleaning company. If Tenant chooses to hire another carpet cleaner, the carpet cleaner must guarantee their work to the satisfaction of Landlord and/or Landlord's Agent, and a receipt is required during the walk through inspection. If it is not cleaned to our satisfaction, the Tenant will be charged for any additional expenses. Tenants please note: you will not be reimbursed for any carpet cleaning contracted by Tenants. Excessive stains or repairs may require an extra charge.

There is a general cleaning charge of $75 to $100 per bedroom; includes common areas. Excessive cleaning can result in additional charges.

Remove all personal property, trash and debris from inside and outside the home. Vacuum all carpets thoroughly. Wipe down all appliances, countertops, cabinets, and tubs/showers. Sweep and clean porch, steps, patio, sidewalk, driveway and garage (if applicable)

Pressure washing of the house and/or decks could be subject to a Tenant charge if it is deemed to be the fault of the Tenant (staining or mildew due from: grilling, egg, trash debris, etc.)

Bedroom/Bathroom Door Knob Locks: if you install a lock and key to your bedroom or bathroom door, you must change these locks back to the original bedroom/bathroom door knob in which the locks do not require a key. If we have to change the door knobs this will be considered a Tenant charge.

Please reference the Move-Out Instructions provided near the end of the lease for a full move out procedure list.

The chart on the next page is a guide and estimate of most replacement/repair charges. Nothing herein shall be construed as a limitation on agent's rights to pursue resident for damages not specifically listed hereon:

_____	_____
Signature/ Date	Athens Real Estate Group, LLC
_____	_____
Signature/ Date	Signature/ Date
_____	_____
Signature/ Date	Signature/ Date
_____	_____
Signature/ Date	Signature/ Date

ITEM	MOVE OUT	COST
EXTERIOR:		
MAILBOX	RE-KEY MAILBOX	$75
FENCE	DAMAGED FENCE	COST + LABOR
EXTERIOR PAINT	PRESSURE WASH	$75 PLUS
DOOR	REPLACE DOOR BELL KIT	$115
	REPLACE DOOR BELL BUTTON	$20
	REMOVE RING DOORBELL	$50
	REPLACE DEADBOLT	$40
	REPLACE WEATHER STRIPPING	$20/PIECE
EXTERIOR LIGHTS	REPLACE EXTERIOR FLOOD	$25
	REPLACE EXTERIOR LIGHT KIT FIXTURE	$100
	REPLACE EXTERIOR LIGHT BULB	$5
	REMOVE RING FLOODLIGHT	$100 PER LIGHT
	REMOVE RING LIGHT FIXTURE	$100 PER FIXTURE
PORCH/DECK	REPLACE BOARDS	COST + LABOR
INTERIOR:		
DOOR/LOCKS	REPLACE BROKEN/MISSING DOOR SLAB	$275
	REPLACE DOOR KNOB	$25
	REPLACE DOOR STOPPER	$15
	PUT DOOR BACK ON HINGES	$50
	RE-KEY FEE	$150
FLOORING	REPLACE CARPET	$2.50/SQ FT
	REPLACE LVP	$3.75/SQ FT
	STRETCH CARPET	$75/ROOM
	REPLACE TRIM	$50/PIECE
	SMALL STAIN (WTC)	$15
	MEDIUM STAIN (WTC)	$25
	LARGE STAIN (WTC)	$35 +
	STEAM CLEAN	$75+
	PET GOC TREATMENT FOR CARPET	$125/ROOM
WINDOWS/BLINDS	REPLACE WINDOWS	COST + LABOR
	REPLACE MINI BLIND	$35
	REPLACE SMALL PLANTATION BLIND	$75
	REPLACE LARGE PLANTATION BLIND	$150
	REPLACE BLIND WAND	$10
WALLS	PAINT COLOR CHANGE	$50/WALL
	REPAIR DART BOARD DAMAGE	$50 +
	BASEBALL SIZE HOLE	$50
	SOFTBALL SIZE HOLE	$75
	BASKET BALL SIZE HOLE	$100
	LARGER HOLE	$150+
	PATCH ANCHOR HOLES	$10/HOLE
	GREASE STAINS/OTHER STAINS	$10 +
	REPAIR LED LIGHT STRIP DAMAGE	$150
	REMOVE TAPE/STICKERS/COMMAND STRIPS/WALL RESIDUE	$10+
	REMOVE TENANT-INSTALLED WALLPAPER/REPAIR WALL	$250/WALL
OUTLETS/LIGHTS	REPLACE OULET COVER	$5
	REPLACE LIGHT SWITCH	$25
	REPLACE GFI OULET	$50
	REPLACE GFI OUTLET COVER	$35
	REPLACE INTERIOR FLOOD	$10
	REPLACE LIGHT FIXTURE	$75-$100
STAIRWELL	TIGHTEN/REPAIR HANDRAIL	$35
CEILING FANS	INSTALL CEILING FAN	$175
	REPLACE PULL CHAIN	$20
	REPLACE BULBS	$5/BULB

ITEM	MOVE OUT	COST
KITCHEN:		
REFRIGERATOR	REPLACE FRIDGE/FREEZER BULBS	$10 EACH
RANGE/VENT HOOD	REPLACE DRIP PANS	$50
	REPLACE OVEN BULB	$10
	REPLACE VENT HOOD BULB	$10
DISHWASHER	LABOR TO INSTALL DISHWASHER	$75
	REPLACE DISHWASHER WHEELS	$20+ Each
	CLEAN WITH 'MAGIC' CHEMICAL	$20
MICROWAVE	LABOR TO INSTALL MICROWAVE	$75
	MICROWAVE BULB	$25
	CLEAN MICROWAVE GREASE SCREENS	$10
APPLIANCES	NEW PARTS	COST+LABOR
DISPOSAL	UNCLOG DISPOSAL	$50-$75
SINK	UNCLOG SINK	$25
	REPLACE STRAINER	$25
LIGHT FIXTURES	REPLACE T-8 AND T-12 BULB	$20
BATHROOM:		
SINK/VANITY	LABOR TO INSTALL SINK	$100
	UNCLOG SINK	$25
	REPLACE SINK DRAIN KIT	$35
	REPLACE SINK STOPPER	$15
	VANITY BULB	$5
	VANITY LIGHT GLOBES	$25
TUB/SHOWER	REPLACE SHOWER HEAD	$25
	UNCLOG TUB	$35
	HARD CLOG	$50
	REPLACE DRAIN KIT	$50
	REPLACE/REATTACH TUB STOPPER	$10
	CRACK/HOLE IN TUB	$125+
	REPLACE DIVERTER VALVE	$35
	REMOVE SHOWER ADHESIVE / REPAIR DAMAGE	$100 PER ADHESIVE
TOILET	REPLACE TOILET SEAT	$35
	UNCLOG TOILET	$50+
	REPLACE TOILET PAPER/TOWEL HOLDER	$50+
	REPLACE TOILET HANDLE	$20
	REPLACE FILL VALVE	$35
	REPLACE FLAPPER	$25
	REPLACE WAX RING	$65
TOWEL BARS	PATCH HOLES FROM TOWEL BARS	$25+
LAUNDRY:		
WASHER/DRYER	REPLACE KNOB	COST+LABOR
	CLEAN MILDEW OUT OF WASHING MACHINE	$20
MECHANICAL/OTHER:		
FURNACE/HVAC	REPLACE FILTER	$25
SMOKE DETECTOR	REPLACE SMOKE/CARBON DETECTOR	$65
	REPLACE BATTERY	$10
THERMOSTAT	REPLACE THERMOSTAT	COST+LABOR
	REPLACE BATTERY	$10
PET HAIR	REMOVAL TO PREP FOR PAINT	$25 +
TRASH OUT	TRASH OUT	$25/BAG
CIG CLEAN UP	CIG CLEAN UP	$50+
FURNITURE	REMOVE FURNITURE	$50+
PEST CONTROL	1 TIME TREATMENT (few pests)	$35
	6 MONTH TREATMENT(multiple pests)	$180
	MAJOR INFESTATION (several pests)	$330 +

Tenant(s) Please Initial Below:

_____ _____ _____

_____ _____ _____

Exhibit "C"
Maintenance Procedures Policy

From time to time it may be necessary to request maintenance for the Premises. Under normal circumstances you can expect requests to be handled in 1–3 business days; however, this may vary depending on demand. Any request that is considered an emergency is given priority over routine requests and is assigned to maintenance personnel immediately. Examples of an emergency are flooding due to burst pipes, fire or any issue which threatens the safety of our residents. We will not always be able to provide you with a day or time for service but will complete your request in a timely fashion. Our staff follows company guidelines to determine what is and is not an emergency. Your patience will be greatly appreciated.

Our online resident portal is available 24/7 on our website: athensrealestategroup.com. Maintenance requests must be submitted online to ensure we have written record of your situation including any specific instructions or preferences for maintenance items and entry to the Premises. For after-hours emergencies, call 706-510-9594 and explain the situation. If the service request is an emergency, management will contact the proper service personnel.

Below are guidelines for requesting maintenance services:

1. By submitting a work order online, the Tenant understands and acknowledges they have provided permission for maintenance technicians to enter the Premises in their absence.
2. Only report items one time. When calling to check on the status of a maintenance request, inform the staff member that you are not making a new request.
3. If you have a monitored alarm system, please include the procedure and codes for "disarming" and "arming" the system. We are not responsible for accidental trips of the alarm. Also, pets must be crated during maintenance service.
4. If you have a "clogged" toilet, please plunge it before submitting a maintenance request. You may be subject to a charge if plunging is the solution to the clog.
5. If your toilet, sink, faucet, or water pipes are leaking, please turn off the water supply located under each sink and behind the toilet.
6. If we respond to a maintenance request and cannot gain access to the Premises due to a lock change, you will be charged a trip charge. Please provide us a key to avoid this situation.
7. For problems with your household appliances, try flipping the breakers before submitting your request. If you have non-working electrical outlets, please try pressing the "reset" button on the GFCI outlet first. Costs associated with maintenance trips for the sole purpose of resetting a tripped breaker or GFCI outlet will be the responsibility of the Tenant.
8. If you refuse admittance of maintenance or pest control technician(s), you may be assessed a trip charge and the cost of correcting any problems this may cause. In the case of pest control, you may be held responsible for pest issues in the Premises and attached properties.
9. Slow sink and tub drains are a Tenant responsibility to repair. Before submitting a maintenance request, try using a plastic drain stick to clear the slow drain. They are available at Lowe's for about $6.
10. Landlord does not provide window screens.
11. Any repairs deemed to be the Tenant's fault will be charged to the Tenant.
12. Tenants are responsible for changing the air filters every 30 days.
13. Tenants are responsible for changing the refrigerator water filter.

We are available Monday through Friday during business hours – 9:00 am to 5:00 pm. For an emergency that threatens life or property, please report it to the proper authority by dialing 911.

_____	_____
Signature/Date	Athens Real Estate Group, LLC
_____	_____
Signature/Date	Signature/Date
_____	_____
Signature/Date	Signature/Date
_____	_____
Signature/Date	Signature/Date