#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

#### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-This lease agreement is made this Lessee(s), Lessor and at the following address: This lease shall commence for the term of one-year beginning on 9-4-2020 on 9-3-2020RENT: The lessee(s) agrees to pay the rent of \$\_520.00 due and payable in twelve (12) monthly installments (\$ 6240.00). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112. RATED RENT: The rent will be pro-rated for the month of September in the amount of 2,00 The rent amount of \$ 520.00 will be due on the first of OC oper and every month afterwards. BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check. SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$ 495.80 as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit. WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law. Initial PERSONAL PROPERTY: The following personal property is included: Range ( ) Refrigerator ( ) Dish Washer ( Air Conditioner ( Washer and Dryer Garbage Disposal (V) Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Water & Sewer & Trash Pick-Up ( ) Electricity ( Heat K) Gas ( ) A (L) Lessor (X) Lessee(s) Page 1

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

IS

Lessee hereby affirms that he or she

IS NOT a member of any branch of the

Lessee hereby affirms that he or she IS IS NOT a member of military service.	any branch of the
This agreement is hereby accepted by the parties below on this date: $9-4$	-2020.
	- i
Lessee SS#	+1 =
Self Employer	
Lessee	1 1 1 1
SS#	
Employer	19. 4, 5, 1.
Lessor: TR Properties, Inc.	7 TL 2 TL
Witness	1.54
Date	and the second second

To: Owners, and Tenants & Purchasers of Housing Constructed before 1978

## Notification

Watch Out For Lead-Based Paint Poison

That property was consumered before 1978. There is a possibility at contains lead-based paint. Please read the lose icad-based paint possoning.

#### Sources of Lord Based Bains

The interiors of older homes and apartments often have layers of lead-based paint on the walls, cedings, mindow alls, doors and door frames. Lead-based paint and primers may also have been used on outside porches, callings, garages, fire excepts and lessp point. When the point chips, fishes or pects off, there may be a real danger for belies and young children. Child-ten may cut paint chips or chew on painted railings, wandow silk or other items when pr are not around. Children can also ingent land even if they do not specifically out paint chips. For example, when children play in an area. where there are loose paint chips or that particles containing lead, they may get these particles on their bands, put their hands into their mouths and ingest a dangerous amount of lead.

#### Hazirds of Lend-Breed Paint

Load possessing is dangerous - especially to children under the age of seven (7). It can com-mally cause mental remoleston, blindren and even death.

#### Symptoms of Land-Board Paint Policele

Has your child been especially cranky or inteble? Is he or she caming normally? Does your child have atomachaches and vomining? Does he or she complain about handaches? It your child unwilling to play? These may be signs of hand poisoning. Many times though, there are no symptoms at all. Because there are no symptom does not ment that you should not be consent if you believe your child has been exposed to lead-based paint

Advisibility and Availability of Blood Land Level Screeni

If you suspect that your child has easen chips of paint or someone told you this, you should miss your child to the doctor or clinic for tuning. If the test shows that your child has an element the test shows that your child has an element, blood lead level, mestment is available. Comba your doctor or local braids department for balls or most information. Level accounts and one most are doctors beautiful for the com-gram for those who are display. If your disk is gram for those value are eligible. If your or described as before an elevated based has you should immediately soully the Comm

year laudent or other specy to which you or hors may done pane long-paned bring house. It is a state of the second panel bring house. It is a special to the second panel being you may seem to the second panel you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel being you may be seem to the second panel be seemed by the second panel by the be classed for exercisors to about that become

Procession to Take to Prevent Land-Re

You can sweid lead-based paint poisoning by perference some preventive mannersons. Loo at your mile, college, door, door frames and performing some prevents.

At your walls, callings, doors, door frames and send-based point services where the paint is send-based point. Removater that ye position, fishing, chipping, or powdering? If so, there are some though you can do immediately to pay a major point in the least provides a send point only. Your actions and the least provides are make a least provides an acceptance of the least provides and the least provides an acceptance of the least provides and the least provides and the least provides and the least provides and the least provides are some thought flags.

loose pieces of paint from walls, woodwork, win-dow saids and college:

(c) Senset and college:

(c) Sweep up all pieces of paint and plaster and put these in a paper bag or wrap them is accep-place. Fut these packages in the track cas. DO NOT BURN THEM:

(d) Do not leave paint chips on the floor in window wells. Damp mop floors and window sills in and assumed the work same to manows all that and point particles. Keeping these areas clear of point chaps, dust and dat is easy and very impostant; and

(c) Do not allow loose paint to remain within your children's reach more children may pick loose paint off the lower part of the walls.

noce and Transmist of

As a homeowner, you should take the necessary steps to temp your house in good shape. Water leaks from fanky plumbing, defective roofs and comics boles or breaks may attend rain and disputed into the interior of your bosse. These paint to paid, crack or finite. These conditions page, to pust, check of table. These commons about the consected immediately. Before repainting, all surfaces that are porting, cracking, chipping or loose should be thoroughly closed by schaping or breshing the loose pains from the surface, that requisited with two (2) coars of non-leaded point. Insured of scraping and repainting.

the surface may be covered a the surface may be crivered win such as wellboard, supress, or that when lead-the-pull priors is seeing of smedical, a deal is created because on. The chief can exper discussions. The chief can exper discussion is or swaldowing it in paint comovers could create a which may chief pointaining if in long period of time. Whenever removal of lead-based paint she when there are no hishboar or point in premises. Simply possession that premises, Simply possession hand-based point suchness does

You should immediately nosity office or the agreet through wh chang your home if the unit h cing, possesting or peeling pain from plumbing, or a defective to operate with his and affective to operate with that office's effort.

C I have received a copy of contrad "Watch Out long Lond

9/4/70

Print Full Heine

:

jl

## Supplemental Information:

For general information or to obtain copies of the final rule, p information Clearinghouse (NLIC), toll free, at (800-424-LEA) also contact our office at 1-804-783-8731 (Housing Management)		National 1192, You
***************************************	nanananananananananananananananananana	annunun -
LEASE AT DISCLOSURE OF INFORMATION ON LEAD-BAS	TTACHMENT • SED PAINT AND/OR LEAD-BASED PAIN	T HAZA
	an paint paint chips, and dustican pote health le the pregnant women Belore senting pre-1578 to d paint hazard; in the dwelling Lessess must also	
LESSOR'S DISCLOSURE	- The annual of the statement	anara masan
A. Presence of lead-based paint and/or lead-based paint hazards	[Check (1) or (2) below]:	
1. Known lead-based paint and/or lead-based paint haze	ards are present in the housing (explain).	
2. CLessor has no knowledge of lead-based paint and/or le	lead-based paint hazards in the housing.	
B. Records and reports available to the lessor [Check (1) or (2) be		
<ol> <li>Lessor has provided the lessee with all available and in the housing (list documents below);</li> </ol>		-based pain
2. Lessor has no reports or records pertaining to lead-bar	nsed paint and/or lead-based paint hazards in the b	ousing.
LESSEE'S ACKNOWLEDGMENT (initial)		
Lessee has received copies of all information listed above		
Lessee has received the pamphlet Protect Your Family fre	row Lead in Your Home.	
AGENT'S ACKNOWLEDGMENT (initial)		
Agent has informed the lessor of the lessor's obligations a casure compliance.	under 42 U.S.C. 4852 (d) and is aware of his/her	responsibil
CERTIFICATION OF ACCURACY		
The following parties have reviewed the information above and cer- provided is true and accurate.	rtify, to the best of their knowledge, that the infor	nation they
Rightwee D		
9-4-2030		
1 1 1 1 1 2 0 m	Lessor Dai	٥
Lessee Date	Lessee Dat	N S
	The state of the s	

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

#### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248). This lease agreement is made this Inc., Lessor and: Lessee(s), at the following address This lease shall commence for the term of one-year beginning on 8-23-22 ending on 8-23-22RENT: The lessee(s) agrees to pay the rent of \$\frac{475.00}{20.80}\$ due and payable in twelve (12) monthly installments (\$\frac{5}{100.80}\$. Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112. PRO-RATED RENT; The rent will be pro-rated for the month of N/R in the amount of N/R. The rent amount of 475.00 will be due on the first of Softmal every month afterwards. BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charge. Lessor shall have the option to request payment by cash, cashiers or certified check. SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$ 475,00 as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this lease agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit. WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law. PERSONAL PROPERTY: The following personal property is included: Range ( Refrigerator ( Dish Washer ( Heat Pump ( ) Garbage Disposal ( ) Air Conditioner ( ) ( Washer and Dryer Host-up) Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in

writing by Lessor:

(L) Lessor (X) Lessee(s)

- LAWN MAINTENANCE: Lessee shall be responsible for all lawn maintenance and landscaping.
- USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons listed on the application.
- PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.
- TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).
- ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.
- INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.
- MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.
- USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-wolt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is requested to keep a Fire Extinguisher in Kitchen.
- Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron, safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives. kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessec(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.
- CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensee to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale

of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and

- Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.
- PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.
- DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.
- BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and to provide Lessor with a copy of their certificate of insurance within ten (10) days.
- INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessee imposed by law.
- INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.
- SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.
- ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.
- TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed on a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.
- EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.
- ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition.

Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises; unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

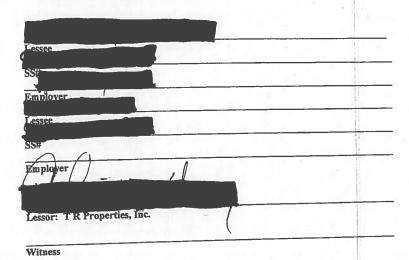
RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of the Lessor. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement from either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she the military service.	_IS	IS NOT	a member of any branch of
Lessee hereby affirms that he or she the military service.	_IS	IS NOT	a member of any branch of

This agreement is hereby accepted by the parties below on this



## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

#### **Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Desc City, State, Zi	p
Lessre Disc	closure
(A) Presence	of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
(1)	Known lead-based paint and/or lead-based paint hazards are present in the housing Explain:
(2)	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(B) Records a	nd reports available to the seller (check (1) or (2) below):
(1)	Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing
/	List documents:
(2)	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
TENANT;	Acknowledgment (initial below)
(C) V	Purchaser has received copies of all information listed above.
(D)	Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.
(E) Purchaser	has (check (1) or (2) below):
(1) (2)	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment of inspection for the presence of lead-based paint and/or lead-based paint hazards; or waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
Agent's Ack	nowledgment (initial below)
(F)	Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/he responsibility to ensure compliance.

1 of 2

LREC 01/01/05

Property Description (Address) City, State, Zlp

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

	8-23-22
Lessee	Date
	2-23-22
esuca.	/ Date
	8-23-22
Agent	Date

	8-23-22
erungsei	Date
	8-23-22
Marine 19	Date
Agent	Date

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

## LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248 55-248).	
This lease agreement is made this 12 4 August 2012 and between TR Properties, Inc., Lessor and Lessor at the following address:	e(s),
31 Riggewood TERRACE DRIVE APT.#3 RIDGEWAY VA 24148	
This lease shall commence for the term of one-year beginning on SEPTEMBER 1 2010 and endir	ıg
RENT: The lessee(s) agrees to pay the rent of \$\frac{39/\infty}{00}\$ due and payable in twelve (monthly installments (\$\frac{469}{62}\infty\). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-356 or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.	f he
PRO-RATED RENT: The rent will be pro-rated for the month of N/A in the amount N/A. The rent amount of \$ 391.00 will be due on the first of 5 EFTEM BE Rate every month afterwards.	of nd
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have option to request payment by cash, cashiers or certified check.	g the
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$	of
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of the Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.	
PERSONAL PROPERTY: The following personal property is included:	
Range (X) Refrigerator (X) Dish Washer (K) Heat Pump (X)	
Garbage Disposal ( ) Air Conditioner (< ) (☼ Washer and Dryer Hook-wp	
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer	
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:	
Water & Sewer & Trash Pick-Up (L) · Electricity (X) · Heat (X) Gas (X) MA (L) Lessor (X) Lessee(s)  Page 1	

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

Page 2

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	IS _	IS NOT	a member of any branch of th
Lessee hereby affirms that he or she military service.	IS _	IS NOT	a member of any branch of th
This agreement is hereby accepted by the	ne parties	below on this	date: 8-12-10
Leasee	Team		
SS#			
Employer			
Lessee			
SS#		-	
Employer			
Lessor: TR Properties, Inc.			
Witness			

Date

To: Owners and Tenans & Purchasers of Housing Constructed before 1978

# Notification

Watch Out For Lead-Based Paint Poisc

That property was constructed before 1978. There is a possibility if contains lead-based paint. Please read that tilliowing information based paint pointed in the contains in the contains and paint pointed in the contains and contains the contains and contains a c

## Sources of Lord Board Paint

The interiors of older homes and apperments often have layers of lead-based paint on the walls, ceilings, window alls, doors and door firemes. Lead-based paint and primers may also have been teed on outside porther, railings, garages, for escapes and temp poses. When the posit citips, factor or posits of, there may be a real danger for babes and young emidden. Chaires may not paint chips or there on painted militar may est paint chips or there on painted militar, window alls or other items when parent are not around Children can also ingest lead even if they do not specifically eat paint chips. For example, when children play in an area where there are loose paint chips or their parisities containing lead, they may get these particles on their boads, put their hands into their mouths and ingest a dangerous amount of lead.

#### Harante of Land-Board Pales

Lord possessing is designed. Sindhors and conducted under the after of seven (7). It can even maily country to design and country possessing is designed.

#### Symptoms of Lond-Resed Palet Polyoning

Has your child been especially cranky or irrinable? It he or she came normally? Does your child have nonachacher and soming? Does he or she complain about handacher? It your child unwilling to play? These may be night of lead possessing, blany times though, there are no symptoms at all hecuses there are no symptoms does not mean that you should not be concerned if you believe your child has been exposed to lead-based paint.

Advantage and Availability of Blood Land Level Screening

If you suspect that your child has eaten chips of paint or someone told you this, you should take your child to the doctor or clinic for testing. If the lest shows that your child has an elevated blood lead level, treatment it available. Contact your doctor or local health department for help or more information, lead acressing and treatment are available through the Mannied Program for those who are clipble. If your child is identified as having an elevated blood lead level, you should immediately soully the Community.

Development or other agency to which you or your unit does have lead-based paint, you may your unit does have lead-based paint, you or your lands and lead to be a sense of the paint.

Procussions to Take to Prevent Land-Road

You can avoid lead-based paint personning by performing some preventive maintenance. Look at your wells, collings, doors, door frames and window alls. Are there pieces where the paint is pecting, flaving, chipping, or powdering? If so, there are some things you can do immediately to protect your child:

(a) Cover all furniture and applications.

(i) Get a broom or stiff break and remove all

Tennet and Homebuyer Responsions proces of point from walk, woodwork, wine
You should immediately noolly the

(c) Sweep up all pieces of point and planter and put them in a paper but or array them in accuspitors. Fut these packages in the track case DO NOT BURN THEM:

(d) Do not leave paint chips on the floor is introdow wells. Demp mop floors and window alls is and around the work area to remove all dust and paint particles. Keeping these areas clear of paint chips, dust and dirt is easy and very important and

to be being of the forms, best of the sarge.

(c) Do not right loose being to temein seithin such imbourned root.

#### Homeowner Maintenance and Treatment of Land-Based Paint Herartis

As a homeowner, you should take the necessary steps to keep your home is good shape. Water leaks from faulty plumbing, defective roofs and exterior holes or breaks may admit rain and itemposes into the interior of your home. These conditions damage walls and college and cause baint to peck, crack or thake. These conditions, should be corrected immediately, Before repaining, all surfaces that are posting, exacting, chipping or loose should be thoroughly ciscand by scraping or brushing the loose passe from the surface, then repained with two (2) costs of non-leaded paint, instead of scraping and repainting.

the method may be covered wit mach as rejuitioned, expense, or; that we not be in-themed point is reing or matthic, a diest is created to be a surface. The diest cas course to breathing it or swellering is. The point remeries could create a rewritch may preme pointing it in long period of time. Who over premoval or long-based point show when there are no children or per on the previous. Simply pointing lead-based failed methods does a the herents. Reconcider that you pointing, your actions and are pointioning. Your actions and are been a project out a fine lead project can make a high Tomast and Homesbury or Response

You should inimediately notify the office of the affect, through which chang your hame if the unit has he can, powdering or poeting paint, an from plumbing or a delective roof. Y operate with that office's effort to re-

C. I have received a copy of the Ni entitled "Water Out for Load Paint

8-12-10

Dute

Print Full Name

Simeture

Supplemental Information:	
For general information or to obtain copies of the information Clearinghouse (NLIC); toll free, at (80 also contact our office at 1-804-783-6731 (Housing)	final rule, pamphlet or background materials, contact the National Let 10-424-LEAD) or FAX requests to the NLIC at (202) 859-1192. You m g Management Special Programs) for asistance.
***************************************	
DISCLOSURE OF INFORMATION ON I	LEASE ATTACHMENT: LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD
properly a sead exposure is respectally harmful to your	il.    Lead from paint paint chips, and dustical pose health lines rds (from paint) Behildred and pregnant women    Behildred thing pred 978    word Belessors in Flead-based paint hazards in the dwelling. Lesses must also receive a rader
LESSOR'S DISCLOSURE	
A. Presence of lead-based paint and/or lead-based pa	int hazards [Check (1) or (2) below]:
1. Known lead-based paint and/or lead-base	d paint hazards are present in the housing (explain).
2. Lessor has no knowledge of lead-based p	aint and/or lead-based paint hazards in the housing.
B. Records and reports available to the lessor [Check	(1) or (2) below]:
<ol> <li>Lessor has provided the lessee with all are in the housing (list documents below):</li> </ol>	vailable and reports pertaining to lead-based paint and/or lead-based paint ha
2. Lessor has no reports or records pertaini	ng to lead-based paint and/or lead-based paint hazards in the housing.
LESSEE'S ACKNOWLEDGMENT (initial)	
Lessee has received copies of all information	n lisied above.
Lessee has received the pamphlet Protect Y	our Family from Lead in Your Home.
AGENT'S ACKNOWLEDGMENT (initial)	
A goal has informed the Jessor of the Jessor	s obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibility
ensure compliance.	
- COURT ON	
CERTIFICATION OF ACCURACY	its to the best of their knowledge, that the information they ha
The following parties have reviewed the information provided is true and accurate.	above and certify, to the best of their knowledge, that the information they ha
Signatures:	
Lasor 11 - Date 8-12-1	Lessor Date
Date	Lessee Date
Lessoe	Agent Date
Agent	

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

## LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

This lease agreement is made this July 14, 2020 and between TR Properties,

Inc., Lessor and:

<u>Lessee(s)</u>, at the following address:

33 RIDGEWAY TENANE DRIVE # 4
RIDGEWAY, VA 24148
This lease shall commence for the term of one-year beginning on July 14, 202 and ending on 13, 2021  RENT: The lessee(s) agrees to pay the rent of \$ 495 due and payable in twelve (12) monthly installments (\$ 5978). Payment is due on the first day of said
by Lessor within five (5) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of 2 4 2020 in the amount of 2 5 7 . The rent amount of 4 4 5 will beldue on the first of AUSCAT 2020 and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charge. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{\pmathcal{P}}{\pmathcal{L}}\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this lease agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.  Initial
PERSONAL PROPERTY: The following personal property is included:
Range (K) Refrigerator (X) Dish Washer-(L) Heat Pump (X)
Garbage Disposal (4) Air Conditioner (4) (4) Washer and Dryer + 25 / month
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (x) Heat (x) Gas (L) (L) Lessor (X) Lessee(s)

- LAWN MAINTENANCE: Lessee shall be responsible for all lawn maintenance and landscaping.
- USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons listed on the application.
- PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.
- TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).
- ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.
- INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.
- MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.
- USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is requested to keep a Fire Extinguisher in Kitchen.
- Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron, safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives. kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.
- CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensee to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale

of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and

Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the US Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and to provide Lessor with a copy of their certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessee imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed on a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition.

Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises; unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of the Lessor. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement from either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she the military service.	_IS	×_ is not	a member of any branch of
Lessee hereby affirms that he or she the military service.	_IS	IS NOT	a member of any branch of

This agreement is hereby accepted by the parties below on this date 7 1 1 2 2.

Lessee

SS#

Employer

Lessee

SS#

Employer

Lessor: DR Properties, Inc.



To: Owners, and Tenants & Purchasers of Housing Constructed before 1978

## Notification

Watch Out For Lead-Based Paint Poisonin

This property was consuracted before 1978. There is a possibility it contains lead-based paint. Please read the foliominrostos c

#### Sources of Lord Board Baint

The interiors of older homes and apartments often have layers of lead-based paint on the walls, coilings, window alls, doors and door frames. Lead-based paint and primers may also have been used on outside porches, railings, garages, fire excepts and lamp posts. When the point chips, flakes or peels off, there may be a real danger for babics and young children. Childten may cat paint chips or chew on painted railings, window silk or other items when patents are not around. Children can also ingest lead even if they do not specifically est point chies. For example, when children play in an area where there are loose paint chips or dust particles containing lead, they may get these particles on their bands, put their hands into their mouths and ingest a dangerous amount of lead.

#### Hazanda of Lend-Reard Pairs

Lead pointing is dangerous - especially to children under the age of seven (7). It can even-tually cause mental retardation, blindness and

#### Symptoms of Lord-Board Paint Poisoning

Has your child been especially cranky or injusble? Is he or she coing normally? Does your child have stomacheches and vocasing? Does he or she complain about headaches? Is your child unwilling to play? These may be signs of lead. poisoning. Many times though, there are no symptoms at all. Because there are no symptom does not more that you should not be one if you believe your child has been expend to lead-based paint.

#### Advisability and Availability of Blood Land Level Screening

If you suspect that your child has cuten chips of paint or someone told you this, you should take your child to the doctor or clinic for testing. If the test shows that your child has an elevated. blood lead level, treatment is available. Contayour doctor or local bealth department for help or more information. Lead acreening and treat ment are available through the Medicaid Program for those who are eligible. If your child is identified as having an elevated blood lead leve you should immediately accity the Con

Development or other agency to which you or told hom must for lead-pased being paracle. If your rengiond is observed being paracles to the necessary sichs can be reject to hom proposition to the respective of the control of the co your unit does have lead-based paint, you may be eligible for assistance to abuse that hexard.

#### Procautions to Take in Prevent Lend-Beard Paint Poisoning

You can avoid lead-based paint poissoning by performing some preventive maintenance. Look at your walls, collings, doors, door frames and window sills. Are there places where the paint is peeling flaking chipping or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or mill brush and remove all loose pieces of paint from walls, woodwork, window wells and ceilings:
- (c) Sweep up all pieces of paint and plaster and but tpem in a babe, pad or atab men in seaspliper. Put these packages in the track can. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window sills in and around the work area to remove all dust and paint particles. Keeping these areas clear of paint chips, dust and dirt is easy and very important; and
- (c) Do not allow loose paint to remain within your children's reach since children may pick loose paint off the lower part of the walls.

#### sowner ivinintenance and Treatment of Load-Based Print Hazzeria

As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roots and exterior boles or breaks may admit rain and dampoon into the interior of your home. These conditions damage walls and ceilings and cause paint to peel, crack or flake. These conditions should be corrected immediately. Refore repainting, all surfaces that are posting, cracking, chipping or loose should be thoroughly cleaned by scraping or brushing the locat paint from the surface, then repainted with two (2) coun of sonleaded paint, Instead of scraping and repainting

the surface may be covered with or such as wellhourd, gypeum, or pan that when lead-based point is remeding or sunding, a diest is created, when surdons. The that can caper the breathing it or swallcowing it. The interest of the surface of the su paint removes could create a wapt which may cause possessing if inha long period of sime. Whenever per removal of lond-based paint should when these are no mildren or per ou the premises. Shaply pointing had based point suffices does a the hazard. Remember that you pasy a major jule in the prevent pointoning. Your actions send as the heat read from bayer Responsible to the profession of the latter provides and a big the prevent and from bayer Responsible to the should immediately notify the office or the areney through which being temporch could create a sabe

office or the stency through whic cing powdering of peeling paint, from plumbing or a defective mod

C I have received a copy of the etch

operate with that office's effort to

20 Date

Out for Last P

Print Full Hame

il

## Supplemental Information:

For general information or to obtain copies of the final rule, pamphlet or background materials, contact the National Le Information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-1192. You raise contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.
***************************************
\$-77
LEASE ATTA CUMPNIT.
DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZAR
LEAD WARNING STATEMENT:  Housing built before 1978 may contain lead-based paint. Head from paint, paint chips, and dustical pass leatth luzarde Innova- properly lead exposure is especially, igripall to young children and preparationers. Before renting pire-1978 housing lessons disclose the presence of known lead-based paint and or lead-based paint hazards in the dwelling. Lessess must also receive a fed approved pampille (landead polsoning prevention).
LESSOR'S DISCLOSURE
A. Presence of lead-based paint and/or lead-based paint hazards [Check (1) or (2) below]:
1. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
2. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
B. Records and reports available to the lessor [Check (1) or (2) below]:
1. Lessor has provided the lessee with all available and reports pertaining to lead-based paint and/or lead-based paint in the housing (list documents below):
2. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
LESSEE'S ACKNOWLEDGMENT (initial)
Lessee has received copies of all information listed above.
Lessee has received the pamphlet Protect Your Family from Lend in Your Home.
AGENT'S ACKNOWLEDGMENT (initial)
Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibilities.
CERTIFICATION OF ACCURACY
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
provided is true and accurate.
Signatures:
Lessor Date Date
Lessee Date Lessee Date
A cent Date Agent Date

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

1
This lease agreement is made this \$116057 3, 20/8 and between TR Properties, Inc., Lessor and Lessee(s),
37 Ridoeway Terrace Drive APT. 5
Richauxu Va 24148
This lease shall commence for the term of one-year beginning on 8-3-18 and ending
on 8-2-19
RENT: The lessee(s) agrees to pay the rent of \$\frac{\psi_0 \infty}{\infty}\$. \$\frac{\partial}{\infty}\$ due and payable in twelve (12) monthly installments (\$\frac{5}{820}\$. \$\frac{\partial}{\partial}\$. Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of 464,00 in the amount of 464,00 The rent amount of \$ 455,00 will be due on the first of 5eptem Derand every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$ 400 as a security
as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.  Initial
PERSONAL PROPERTY: The following personal property is included:
Range (V) Refrigerator (V) Dish Washer (Y) Heat Pump (V)
Garbage Disposal (V) Air Conditioner (V) (Washer and Dryer tho K-up
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (-) N/A (L) Lessor (X) Lessee(s)  Page 1

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair\_Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	IS	V <sub>IS NOT</sub>	a member of any branch of the
Lessee hereby affirms that he or she military service.	IS	IS NOT	a member of any branch of the
This agreement is hereby accepted by t	he partie	s below on this c	late: 8-6-18
Lessee			
56#			
Employer			
Lessee			
SS#			
Employe		, Telling	
Lessor: TR Properties, Inc.		0	
Witness			54.1
Mauet 6,	20	9/8	

To: Owners and Tenons & Purchasers of Housing Constructed before 1978

## Notification

Watch Out For Lead-Based Paint Poise

The property was constructed before 1978. There is a possibility it contains lead-based paint. Please read the following informs

### Sources of Lord Board Robit

The interiors of older bomes and speriments often have layers of lead-based paint on the walls, collings, window sills, doors and door framer. Lead-based paint and primers may also have been used on outside porches, railings, parages, fire escapes and lamp posts. When the paint chips, flater or peels off, there may be a real danger for babies and young children. Children may car paint chips or chee on painted railings, window sills or other items when perents are not around. Children can also ingest lead even if they do not specifically ent paint chips. For example, when children play in an area where there are loose paint chips or thus particles containing lead, they may get these particles on their heads, put their hands into their mouths. and ingest a dangerous amount of lead.

#### Herents of Lead-Board Pales

Lead postoning is dengarous - especially to children under the age of seven (7). It can eventually cause mental retardance, blindness and even death

#### Symptom of Land-Board Print Pulmoing

Her your child been especially cranky or interble? Is he or she canny normally? Does your child have nonschecken and voming? Does he or she complete about headaches? Is your child unwilling to play? These may be signe of lead possoning. Many times though, there are no symptoms at all. Because there are no symptoms does not mean that you should not be concerned if you believe your child has been exposed to lead-based paint.

Advisibility and Availability of Blood Load Lord Screening

If you suspect that your child has easen chips of paint or someone told you this, you should take your child to the doctor or clinic for testing. If the test shown that your child has an elevated blood lead level, treatment is available. Contact your doctor or local health department for help or more informances. Lead acreening and treatment are available, through the Modicaid Program for those who are cligible. If your child is identified as having an elevated blood lead level you should immediately acouly the Community

Development or other agency to which you or your unit does have lead-based paint hazards. If your unit does have lead-based paint hazards. If you may be called the lead-based paint hazards. If you may be called the lead-based paint hazards.

#### Processions to Take to Prevent Lond-Board Point Pointsing

You can avoid lead-based paint posterning by performing some preventive maintenance. Look at your walls, ceilings, doors, door frames and window alls. Are there places where the paint is pecting, flating, chipping, or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or suff brush and remove all loose pieces of paint from walls, woodwork, window wells and ceiling:
- (c) Sweep up all pieces of paint and plaster and put them in a paper bag or wrap them in some piliper. Put these packages in the mash cas. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window sills in and around the work area to remove all that and paint particles. Keeping them areas clear of paint chips, that and dirt is easy and very important; and
- (c) Do not allow loose paint to remain within your children's reach more children may pick loose paint of the walls.

Florestweet Maintenance and Treatment of Lend-Board Print Florests

As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and extense holes or breaks may admit rain and dampness into the interior of your home. These conditions damage walls and ceilings and cause paint to peel, crack or flake. These conditions about to peel, crack or flake. These conditions should be corrected immediately. Before repainting, all surfaces that are posting, cracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with rwo (2) room of soulesched paint, instead of scraping and repainting.

the surface may be covered and as well-need present that when he hard present in or a marking or another, a deat a createring at or awallowing a new force of the control o

Toward and Homeshayer E.
You should immediately no
office or the agency through
chang your bonne if the ur
chang your bonne if the ur
chan postdering or pering
from plumbing, or a defocus
operate with that office's eli

C I have received a copy

8-6-

Print Full Hame

1

THE PERSON

-

## Supplemental Information:

For general information or to obte information Clearinghouse (NLIC also contact our office at 1-804-7	ain copies of the final ru ), toll free, at (800-424- 83-6731 (Housing Mana	ile, pamphiel or background LEAD) or FAX requesis to li agement Special Programs)	malerials, contact the Nati ne NLIC at (202) 659-1192. for asistance.
*	***************************************	******************************	***************************************
DISCLOSURE OF INFOR	Lease Mation on Lead-	CATTACHMENT . BASED PAINT AND/OR :	LEAD-BASED PAINT H.
LEAD WARNING STATEN Housing built before 1978 may cont properly: Lead exposure it especial disclose the presence of known lead approved pamping langer golsonur	TENTA aut jead-based paint II ea y harmful ho young childr	l fran palni, paint chips, and en and pregnant women beid	dust can pose licalth lizzarda its renting pre-1978 housing
LESSOR'S DISCLOSURE			, and the continuous and the con
A. Presence of lead-based paint an	Wor lead-based paint haza	rds [Check (1) or (2) below]:	
1. Known lead-based pair	nt and/or lead-based paint	hazards are present in the hou	sing (explain).
2. A Lessor has no knowled	ge of lead-based paint and	or lead-based paint hazards ir	the housing.
B. Records and reports available to	the lessor [Check (1) or (	(2) below):	
<ol> <li>Lessor has provided the in the housing (list document)</li> </ol>	e lessee with all available ons below):	and reports pertaining to lead	-based paint and/or lead-based
2. Lessor has no reports of LEGSEE'S ACKNOWLEDGM. Lessee has received copies	IENT (initial)	d-based paint and/or lead-base	d paint hazards in the housing
		ily from Lead in Your Home.	
AGENT'S ACKNOWLEDGM			
Agent has informed the le	essor of the lessor's obligat	ions under 42 U.S.C. 4852 (d)	and is aware of his/her respon
CERTIFICATION OF ACCU	RACY		
The following parties have reviewed provided is true and accurate.  Signatures:	the information above an	nd certify, to the best of their ki	nowledge, that the information
Lesson	Daic 18	Lessor	Date
Lessee	Date	Lessee	Dale
Agent	Date	Agent	Date

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

## LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).

With	0 1 200		į.
This lease agreement is made this  Lessor and  at the following address:	Decembor200	Zand between T R Prop	Lessee(s),
	Deve#6		i i
Ridgeway VA.2414	8		
This lease shall commence for the term of on /2-14-202/	one-year beginning (	on <u>12-15-2022</u>	and ending
RENT: The lessee(s) agrees to pay the ren monthly installments (\$ 600000000000000000000000000000000000	nent is due on the fir if rent is not receive perties, Inc., P.O. Bo	st day of said lease. A l ed by Lessor within five ox 3565, Martinsville, V	ate charge of (5) days of the
		D-4	
PRO-RATED RENT: The rent will be pro 2 40, 80. The rent amount of \$ 500 every month afterwards.	rated for the mont O. OO will be do	h of <u>December</u> in ne on the first of <u>Jaco</u>	n the amount of
			Park I
BAD CHECKS: All returned checks shall fee as charged to us by the bank. This cha option to request payment by cash, cashie	irge is in addition to	any late charges. Less	55.50 handling or shall have the
deposit. This is due at lease commenceme as security for the full and faithful perfor limited to, but including the return of the lease, together with all keys, fixtures, appl same condition as when received, reasona security deposit from the rental payment Upon termination of lease, or vacating of damages shall be deducted from the secur In the event the security deposit is insufficience(s) agrees to pay for all additional cthese charges. Lessee agrees that the secragent of these premises, and release presedeposit.	mance of the terms a leased premises to t isances, furnishings, ble wear, excepted. for the last month o premises, lessor has rity deposit. All cles cient to cover all cos softs and charges due to the cover and control to the cover the deposit may be	and conditions of this age he lessor at the end of the etc., as noted in said les Lessee(s) have no right f any term of this Lease the right to inspect the ming necessary shall als ts incurred by lessor for elessor promptly upon termsferred to a new or	greement, not he expiration of ase, and in the to deduct the Agreement. se premises. Also be deducted. r the above, presentation of wner, lessor, or
WAIVER OF HOMESTEAD AND / OR	POOR DERTOR'S	EXEMPTION: for the	purposes of this
WAIVER OF HOMESTEAD AND / OR Agreement, Tenants agree to waive Hom Virginia Law.	estead and / or Poor	Debtor 3 Hanniput	provided unde
, a. B.		Initial_	1 1 687.2
PERSONAL PROPERTY: The following Range ( Refrigerator ( Dish Wa Garbage Disposal ( Air Conditions	g personal property	is included:  ap (b)  enants took (a)	D
Garbage Disposal ( ) Air Conditions	er (V) () Washer	and Dryer # Collins	7
Lessee responsible for maintenance on I	Dish Washer, Garba	ge Disposal, and Washe	er and Dryer
UTILITIES: Lessee(s) shall be respons lessor:	ible for all utilities u	nless expressly specified	in writing by
lessor: Water & Sewer & Trash Pick-Up (L) (L) Lessor (X) Lessee(s)	Electricity (X) H	eat (X) Gas (-)	V// ( )
(L) Lessor (A) Lessec(s)	Page 1	15.5	
		i i	1,000

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she \_\_\_\_ IS \_\_\_

IS NOT a member of any branch of the

miniary service.			
Lessee hereby affirms that he or she IS military service.	IS NOT	a member of any bran	ch of the
This agreement is hereby accepted by the parti	ies below on this d	iate: 12-14-200	<u>ටුත</u> .
Service Man			) 
ACCOR			1
SS#		I TALL TO	
Employer			
Lessee		86.0	1
SS#			
Employer			797 STORY
		at a second	14 A 15
Lessor: TR Properties, Inc.	0		
Witness  December 14, 2020			
11916			

To: Owners, and Tenants & Purchasers ... of Housing Constructed before 1978

# Notification

Watch Out For Lead-Based Paint Poisoni

Thus property was constructed before 1978. There is a possibility it contains lead-based paint. Please read the following lead-based paint poisoning.

### Sources of Lord Read Paint

The interiors of older homes and apartments ofice have layers of lead-based paint on the walls, coilings, window salls, doors and door frames. Lead-based paint and primers may also have been used on outside porches, milings, garages, fire excepts and lamp posts. When the paint chips, finites or pents off, there may be a real danger for behics and young children. Child rea may cut paint chips or cheev on painted milings, window silk or other items when pur are not around. Children can also ingest lead even if they do not specifically est paint chips. For example, when children play in an area. where there are loose paint chips or that particles containing lead, they may get these particles on their hands, put their hands into their mouths and ingest a dangerous amount of lead.

#### Hazards of Lend-Board Paint

Lead possesing is designous - especially to children under the age of seven (7). It can ever maky came menial retardation, blindren and cres death.

#### Symptoms of Lead-Board Paint Poisoning

Has your child been especially cranky or injuble? Is he or she cating normally? Does your child have somethether and voming? Does he or she complete about headaches? Is your child unwilling to play? These may be signs of lead poisoning. Many times though, there are no symptoms at all. Because there are no symptom does not mess that you should not be on if you believe your child has been exposed to lead-based paint.

Advisibility and Availability of Blood Land Level Screeni

If you suspect that your child has enten chips of paint or someone told you this, you should take your child to the doctor or clinic for testing. If the test shows that your child has an elemant blood lead level, meatment is available. Comm your doctor or local besits department for help or more information. Lead accorning and treat ment are available, through the Medi gram for those who are digible. If your child is identified as having an disvated blood land lev you should immediately notify the Con

Development or other agency to which you or your laistlord is applying for rehabilization sary stops can be taken to top your mait for lead-based paint hexards. If your unit does have lead-based paint, you may be eligible for assistance to abuse that bazard.

#### Precessions to Take to Prevent Lond-Bessel Paint Poinceing

You can avoid lead-based paint poisoning by performing some preventive maintenance. Lo senance Look at your male, colings, doors, door frames and window sile. Are there places where the paint is peeling flaking chipping or powdering? If so, there are some things you can do immediately to protest your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or soft brisis and remove all loose pieces of paint from walls, woodwork, wincollect bas sizes web
- (c) Sweep up all pieces of paint and plaster and put them in a paper bag or wrap them in acwa-pliper. For these packages in the mask cas. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window sills in and around the work aims to remove all that and paint particles. Keeping these areas clear of paint chips, dust and dirt is easy and very important; and
- (e) Do not allow loose paint to remain within your children's reacti since children may pick loose paint of the lower part of the walls.

Homeowner Malescapes : Lend-Rosel Paint Herards oce and Treatm

As a homeowner, you should take the necessary seps to keep your home in good shape. Water leaks from faulty plumbing, defective roots and exaction holes or breaks may admit rain and dampes into the interior of your home. These conditions damage with and enlings and cause paint to peck, crack or flake. These conditions should be corrected immediately. Before repainting all surfaces that are peeling cracking chipping or loose should be thoroughly closmed by scraping or brushing the local paint from the suren repainted with two (2) come of noned print. Instead of scraping and repainting.

the surface may be covered with the surface may be provided as such as wellboard, represent a real that when leading a deal is created, the provided as the control of the provided as the provided as the breathing it or swallowing it. The breathing it or swallowing it. The paint removes could create a var which may cause postering if inh long period of time. Whenever pr removal of lead-based paint about when there are no children or pro-on the premier. Simply patents on the premiers. Smarty parties in the factors. Economies that yes play A ranger type in the prevent polishening. Your expensional av-the lead previous can make a lat-League and Hamedurer II amount

You should immediately notify the office or the agency through white change your loose if the unit has cing, powdering or pesting pane, from plumbing, or a defocute roo operate with that office's effort to

C I have received a copy of a control "Water Out for Lead I

Date

Print Full Blame

h i 1

## Supplemental Information:

00000000000000000000000000000000000000			***************************************
	1.0	OD 1 mm	
DISCLOSURE OF INFO	Ormation on Lea	SE ATTACHMENT	/OR LEAD-BASED PAINT HAZA
EAD WARNING STAT	And the second second second	, and a second	OK LEAD-BASED PAINT HAZA
		cad (figu. paint, paint chips Ildrafiand pregnant women d-based paint (hpzards in the	And the second s
ESSOR'S DISCLOSURE			
Presence of lead-based paint	and/or lead-based paint l	mizneds (Check (1) or (2) be	low :
1. Known lead-based	paint and/or lead-based pa	int hazards are present in th	e housing (explain).
2. DE Lessor has no know	riedge of lead-based paint	and/or lead-based paint haze	ards in the housing.
. Records and reports availab	le to the lessor [Check (1)	or (2) below):	
Lessor has provided in the housing (list docs	the lessee with all availauments below);	ble and reports pertaining to	o lend-based paint and/or lead-based pain
2. Lessor has no repor	rts or records pertaining to	lend-based paint and/or lead	d-based paint hazards in the housing.
ESSEE'S ACKNOWLED	GMENT (initial)		
Lessee has received co	pies of all, information list	ed above	
Lessee has received the	c pamphici Protect Your F	Family from Lead in Your Ho	une.
GENT'S ACKNOWLED	GMENT (initial)		
Agent has informed the	ne lessor of the lessor's obl	igations under 42 U.S.C. 48	152 (d) and is aware of his/her responsibi
CERTIFICATION OF ACC	CURACY		
			the information the
The following parties have revience of the control of the following parties have reviewed in the following parties and accurate.	ewed the information abov	e and certify, to the best of t	heir knowledge, that the information the
$\sim$			
Signaphres:	1	1/2.2	
	12.	14-2030	Date
CHEO!	1976	Lessor	
1350	14 20		Dole
Lessce	Date .	Lessee	. Date

### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).
This lease agreement is made this 23rd 7ebrary 2022 and between TR Properties, Inc., Lessor and Lessee(s), at the following address:
at the following address:  45 Ridge Dersace Drive #7  Pridge Day Va. 24148  This loss shall som mence for the term of one-year beginning on 2-23-22 and ending
This lease shall commence for the term of one-year beginning on $2-23-22$ and ending on $2-22-23$
RENT: The lessee(s) agrees to pay the rent of \$\sum_{5.5000}\$ due and payable in twelve (12) monthly installments (\$\( \beta \beta 0.00 \end{array} \)). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of the brush in the amount of 109.00. The rent amount of \$.150,00 will be due on the first of MARCH and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\( \frac{5}{5} \) \( \frac{60}{60} \) as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
Panga (4) Refrigerator (2) Dish Washer (4) Heat Pump (4)
Garbage Disposal ( ) Air Conditioner ( ) Washer and Dryer Hook-up
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (V) Gas( ) - N/A (L) Lessor (X) Lessee(s) Page 1

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

EXTERMINATING: Bed bug treatment is the responsibility of the Tenant.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose. Lessor shall be responsible for first treatment for bed bugs. Lessee will be responsible for any further treatments.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair\_Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged sewage drains requiring a service call for grease, feminine products, or other debris will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and

Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee is lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of

lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	IS	✓ IS NOT	a member of any branch of the
Lessee hereby affirms that he or she military service.	IS	IS NOT	a member of any branch of the
This agreement is hereby accepted by the	ne part	ies below on this	date: <u>2-23-32</u>
Lessee A			
SS.			
Employer			<u> </u>
Lessee			
SS#			
Euchle			
Lessor: I R Properties, Inc.			1
Witness $2-23-22$			
Date			

and the state of t	of the final tale, perophini or best sources as personal tale. The FAX requests to second Management Special Programs	A UNI SERSINGO
DISCLOSURE OF THE	LEASE ATTACUMENT	opposite a la constitue de la
NOTATION OF THE PROPERTY OF	ON LEAD-BASED PAINT AND/OR	LEAD-BASED PAINT HA
Edition quarter		
	E.L. Ziverzie	The Course
PSSOR'S DISCLOSURE		
Presence of land-based paint makes build-		
L. C Known lead-based paint saidles lies	ud paint beauch: [Check (1) or (2) below); Check palet beauch are present in the hou	
	mandle are present in the hou	dag (copisis).
2. A Lessor has no knowledge of leading	and paint inside highway paint hazards in	* * * * * * * * * * * * * * * * * * *
Records and reports available to the larger (C	All and the second	Inc dollars
	di evellable and reports pertaining to lead-	opiced point and/or lead-board pr
2. A Lessor has no superis or reposite more	Miles to least board color and a land	
	integ to lead-based palist and/or lead-based	point becards in the bearing.
SEER'S ACTONOWILED GLOSHIT (MALL)	ining to lead-based palist and/or lead-based	pmint bazards in this beening.
SEER'S ACTONOWILED CHEEKT (India)		pmint hazards in the bountage
SSEEN'S ACTONOWILED GLOBERT (Included Linear Lands in a received popular of all (Included Linear Lands in a received the possible Assessed		pmint hazards in the bountage
SSEE'S ACTONOWLEDGMENT (Initial)  Letter has received suples of all (animal  Letter has received the particular Animal  ENT'S ACIGNOWLEDGMENT (Sales)	this University of the Land In Your House.	
SSEE'S ACTONOWLEDGMENT (Initial)  Letter has received suples of all (animal  Letter has received the particular Animal  ENT'S ACIGNOWLEDGMENT (Sales)		
SSEEP'S ACTONOWILED CHAPATT (Initial)  Leaves has resolved this property (Area  ENT'S ACTONOWILED GRAPATT (Initial)  Agent has informed the jester of the line	this University of the Land In Your House.	
SSEEP'S ACTONOWILED CHAPATT (Initial)  Leaves has resolved this property (Area  ENT'S ACTONOWILED GRAPATT (Initial)  Agent has informed the jester of the line	this University of the Land In Your House.	
SEEPS ACTONOWILED CHEERT (Laboration of the particular Action of the particular Action of the particular Action of the laboration of the l	Town Parally Sees Label In Your House.  The Parally Sees Label In Your House.  The Parally Sees under (2 U.S.C. 4852 (d)).	and is a water of interface responsible
Lesses has received explor of all [passes]  Lesses has received the passable Assess  ENT'S ACIGNOWLED Globert's dealers  Agent has informed the lesses of the less re compliance.	Town Parally Sees Label In Your House.  The Parally Sees Label In Your House.  The Parally Sees under (2 U.S.C. 4852 (d)).	and is a water of interface responsible
SSEEP'S ACTONOWILED CHARACT (Initial)  Lesses has received the presents Assess ENT'S ACTONOWILED CHARACT (Initial)  Agent has informed the lesses of the less as compliance.  PETERCATION OF ACCURACY (Informed the informed)	Town Parally Sees Label In Your House.  The Parally Sees Label In Your House.  The Parally Sees under (2 U.S.C. 4852 (d)).	and is a water of interface responsible
Lesses has received suples of all Jahren  Lesses has received the parenths Associated the parenths Associated the parenths Associated the parenths Associated Associated that informed the lesses of the limit compliance.  PETERCATION OF ACCURACY following parties have reviewed the informationed is true and accurate.	Town Parally Sees Label In Your House.  The Parally Sees Label In Your House.  The Parally Sees under (2 U.S.C. 4852 (d)).	and is a water of interface responsible
Lesses has received suples of all Jahren  Lesses has received the parenths Associated the parenths Associated the parenths Associated the parenths Associated Associated that informed the lesses of the limit compliance.  PETERCATION OF ACCURACY following parties have reviewed the informationed is true and accurate.	Four Parish from Least in Your Home.  "It shall justices under (2 U.S.C. 4852 (d)) a	nd is aware of biother requestions
Lesses has received explor of all [passes.]  Lesses has received the passeshie Asses.  ENT'S ACTONOWLEDGEMENT (bases)  Accest has informed the lesses of the	Four Parish from Least in Your Home.  "It shall justices under (2 U.S.C. 4852 (d)) a	nd is aware of biother requestions

# 1 19 Care On

Watch Out For Lead Based Par

# 

2/23/24

### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

# LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virgini Code 55 248-2-55-248).
This lease agreement is made this $2 - 18 - 2022$ and between T R Properties Inc., Lessor and:
Lessee(s), at the following address:
47 P. Louran Julaco Druse # 8
47 Ridgeway Jerrace Drue # 8 Ridgeway, Va. 24148
This lease shall commence for the term of one-year beginning on $3-1-22$ and ending on $2-28-23$ .
RENT: The lessee(s) agrees to pay the rent of \$\( \frac{550.00}{00} \) due and payable in twelve (12) monthly installments (\$\( \frac{60.00}{00} \)). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of what in the amount of NA. The rent amount of \$550.00 will be due on the first of the month of will be due on the first of the month of the m
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charge. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$5.50.00 as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this lease agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
Initial
PERSONAL PROPERTY: The following personal property is included:
Range ( Refrigerator ( ) Dish Washer ( Heat Pump (
Garbage Disposal ( ) Air Conditioner ( ) ( ) Washer and Dryer Host up
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (T) N/A (L) Lessor (X) Lessee(s)

LAWN MAINTENANCE: Lessee shall be responsible for all lawn maintenance and

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose. Lessor shall be responsible for first treatment for bed bugs. Lessee will be responsible for any further treatments.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is requested to keep a Fire Extinguisher in Kitchen. Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron, safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged sewage drains requiring a service call for grease, feminine products, or other debris will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

- CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensee to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement
- Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.
- PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.
- DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.
- BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and to provide Lessor with a copy of their certificate of insurance within ten (10) days.
- INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessee imposed by law.
- INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.
- SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.
- ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.
- TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed on a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.
- EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises; unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of the Lessor. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of

Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement from either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she \_\_\_\_ IS \_\_\_ IS NOT a member of any branch of the military service.

Lessee hereby affirms that he or she \_\_\_\_ IS \_\_\_ IS NOT a member of any branch of the military service.

This agreement is hereby accepted by the parties below on this date \_\_\_\_\_\_.

Lessee
SS#
Employer
Lessee
SS#
Employer
Lessor: TR Properties, Inc.

# THE CALLOT

# Watch Out For Lead Based Paul Pois

CE I have

For general information or to obtain picks of the final rule, parachist or background materials, posted the stational information Charlinghouse (NLC) to the particular part of the stational also contact our office at 1-804-783-6731 (Heading Management Special Programs) for assistance. линин интиничен карын кары Карын кар LEASE ATTACHMENT DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZA Land Company LESSOR'S DISCLOSURE A. Presence of lend-bested paint and/or hand-bound paint business (Check (1) or (2) below): 1. [] Kniven lead-based point another instituted point insmitte are present in the housing (copinia). 2. The Lessor has no impurisher of healthcool paint health healthcool paint hearths in the housing. R. Records and reports available to the latter (Chieft (1) or (2) below): L. . Lessor has provided the leaves with all evallable and reports permissing to lead-based paint and/or lead-based paint in the housing (this documents follow): 2. A Lessor has no separts or recently pursuinless to lead-board point and/or lead-based point baserds in the boards. LESSEE'S ACKNOWLEDGMENT (MILE) Leatate has received applies of all followers on Regal above. Lance has received the promption Amount Four Family from Local in Your House. AGENT'S ACIENOWLEDGMENT (MINE) Agent has informed the leaser of the himself-soldigations under 42 U.S.C. 4852 (4) and is source of higher man ensure compliance. CERTIFICATION OF ACCURACY The following parties have reviewed the information shows and sentify, to the best of their knowledge, that the information they provided is true and accounts. 311116

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248). and between T R Properties, Inc. This lease agreement is made th Lessor and at the following address: This lease shall commence for the term of one-year beginning on on 3-31-22 RENT: The lessee(s) agrees to pay the rent of \$ 495.00 due and payable in twelve (12) monthly installments (\$ 5940). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accreed if rent is not received by Lessor within five (5) days of the due and payable in twelve (12) due date. Rent shall be mailed to T R Properties, Iac., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112. every month afterwards. BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashlers or certified check. SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$ 495.00 deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement.

Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit TRANSferred from WAIVER OF HOMESTEAD AND TOR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law. Initial PERSONAL PROPERTY: The following personal property is included: Range ( Refrigerator ( ) Dish Washer ( ) Heat Pump ( ) Garbage Disposal () Air Conditioner (() (D) Washer and Dryer Hook washer Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (A) Gas (TW/A) (L) Lessor (X) Lessee(s) Page 1

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair. Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles as this proposible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessec(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite coupoment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to minimial willities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lease(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.



BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

IS NOT a member of any branch of the

. vp : 44

373 0

Lessee hereby affirms that he or she \_\_\_\_ IS \_1/

military service.				
Lessee hereby affirm military service.	s that he or she IS	IS NOT	a member of any	branch of the
This agreement is her	eby accepted by the part	ies below on this	date: 4-1-	2/
Lessee				14 2 p · · · · Q · ·
SCH				- 1
Employer J				
Lessee				1 1 1 1
SS#	1		12 12 12 12 12 12 12 12 12 12 12 12 12 1	
Employer		_/		: 10 to 12.
Lessor: TR Proper	ies, Inc.	J		
Witness $\frac{4-1-24}{\text{Date}}$				and provide to the control of the co

Tor Owners, and Tenants & Purchasers ... of Housing Constructed before 1978

# Notification

Watch Out For Lead-Based Paint Poison

That property was consumered before 1978. There is a possibility at contains lead-based paint. Please read the following

#### Sources of Land Based Based

The inscrious of older homes and apartments often have layers of tend-hand point, on the walls, collings, mindow alls, doors and door frames. Load-based point and primare may also have been used on ounder postcher, railings, gathered been used on ounder postcher, railings, gathered been used on ounder postcher, railings, gathered by rages, fire excepts and lamp prices. When this man, her excepts and temp point. When his point chips, fialter or peak off, there may be a real danger for belies and young children. Called the may out print chips or cherr on printed military, vandors alls or other inters white present are not around. Children can also input land even if they do not specifically and past chips. For example, when children play in an area where there are loose point chips or that pasticles countries had, they may just these pasticles on their hands, put their hands into their months and input a dangering amount of lead.

#### Hazaris of Land-Brand Pales

Land principles is described — especially to children under the age of seven (7). It can com-tually come queled constants, binding and even doub

#### Symptoms of Lend-Board Point Politicaling

Has your child been especially cranky or ininbled in the or the come of committed Day child have promoting to the committed of the or after companies from a committed of the companies of the committee of anvelling to ploy! Then may be signed and personne, Many times strong, then see up symptoms at all foresten there are no symptoms done too the foresten the see to symptoms at all foresten the see to see the foresten the see to see the foresten the see to see the foresten the see the se lead-based paint.

Advisibility and Availability of Blood Lead

(d) Do not leave pass chips on the floor in weather with. Damp map floor and window sile in said extend the week sum to remove all that and paint particle. Kouping these arms chart of point chips, that and that is may and way improved and. (c) Do not allow loose paint to remain within your children's much suce children may park home maint off the lower part of the walk.

hapin paint off the lower part of the walls.

on and Treatment of 

As a homeowner, you should take the neces stem to their year home in good shape. Wear leads from feety phaseling, informer roots and estimor lipins or breaks may attail, rais and consider lights for breaks may attant pain and desponent light the interior of your bosse. These considered desirate within and testings and extens point to part, creek or fishe. These standards model for considered management, before expansion, all sufficient that are purior, exacting, chipping or leave should be thoroughly cleaned by manage or breaking the leaves paint from the sar-line, then represent with two (2) cours of samples, then represent with two (2) cours of samples, the leaves of the leavest paint from the samples of breaking that the leavest paint from the samples of the leavest paint from the leavest paint. a from the nur-

Denoispansed or other agency to which you or your leadest is supplying for minibilities and as well-based paint leaners. If your unit for lead-based paint leaners. If your unit does have inst-based paint, you may be eligible for emetants to shuts that heard.

Presentation to Take to Prevent Lead-Based Paint Following.

You can moved lead-based paint pointsing by performing some preventive manumence. Look is your walls, collings, doors, door famine and unitary alla. Ast there places where the paint is paint, chipping, or providing! If so, there are more things you can do intendingly to prevent being you can do intendingly to prevent children and applicance;

(b) Gut a furniture and applicance;
(c) Scenes of paint from wall, woodwork, window walls and collings;
(c) Sweep up all passes of point and planter and pattern in a paper long or warp them in new-place. Fur these packages in the trust can. DO NOT MUNIT THESE.

(d) Do not have paint chips on the floor in wealth walls. Dants more floors and window wells. Dants more floors and window.

C I have received a copy of control Watch Out for Loss

53 2 Date

Print Full Dame

### Supplemental Information:

For general information or to obtain copies of the final rule, pamphiet or background materials, contact the Nationa information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-1192, You also contact our office at 1-804-783-8731 (Housing Management Special Programs) for asistance.

PERMIT			
Assor	05131/21	Lestee	· Date
listo and the second	5-31-21	Lessor	Date
Tendures			
rovided is true and accurate.	<i>/</i>	ements on one case or other man.	
he following parties have revi	ewed the information above and	certify, to the best of their know	wledge, that the information th
ERTIFICATION OF AC	CURACY		
osure compliance.	a ma assar a contento	ue soud 74 U.S.C. 7034 (4) Al	M is satisfied for time and configure
	ne lessor of the lessor's obligation	ne unidae 43 11 C (2) 4962 (4)	ud is nurse of higher monne
GENT'S ACKNOWLED		r Joseph Laure III I UM. FLORIE.	
	c pamphlet Protect Your Family		
	opies of all information listed ab		
essee's acknowled	ets or records pertaining to lead	-pased paint and/or lend-based	mint hazards in the housing.
2. P. Lessor has no reco			
in the housing (list doc	numents below);		
1. Lessor has provide	d the lesses with all available a		sed point and/or lead-based in
	ole to the lessor (Check (1) or (2		
2 Lessor has no know	wledge of lead-based paint and/o	er lead-based paint hazards in t	ne housing.
1. Known load-based	paint and/or lead-based paint is	spards are present in the housin	g (explain).
	d and/or lead-based paint because		
ESSOR'S DISCLOSURE			
		ad paint hazards in the dwelling	alită
		(gar paint paint chips, and du 12 (gar) (gard Paic 12 (gar) (gard Paic 12 (gard) (gard) (n ha dwell)	
		April 1995	
	Ordine LIGH OH PEVD-B	attachment Ased Paint And/or Li	ead-based paint ha
DISCLOSURE OF INF	ORMATION ON LEAD I	WI INCHINE   II	

#### T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

### LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).
This lease agreement is made this 184h July 2014 and between TR Properties, Inc., Lessor and Lessee(s),
at the following address:
at the following address:  53 Ridgeway TERRACE DRIVE apt. 10
Kidgeway VA 24148
This lease shall commence for the term of one-year beginning on August 1, 2016 and ending on July 31, 201
RENT: The lessee(s) agrees to pay the rent of \$\frac{\tau 70.00}{\tau 0.00}\$ due and payable in twelve (12) monthly installments (\$\frac{566.60}{\text{0.60}}\$). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of N/A in the amount of N/A. The rent amount of \$ 470.00 will be due on the first of August and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{\text{\$\sum_{\text{TO}}, \text{\$\tex{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of the Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided und
Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
Range (Y) Refrigerator (Y) Dish Washer (Y) Heat Pump (X)
Garbage Disposal ( Air Conditioner ( ) ( ) Washer and Dryer
Carbage Disposal ( An Conditional Conditio
Lessee responsible for maintenance on Dish washer, our edge appears, and
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (A) Heat (A) Gas () N/A (L) Lessor (X) Lessee(s)

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in comptiliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keen in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party.

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	IS	IS NOT	a member of any branch of th
Lessee hereby affirms that he or she military service.			
This agreement is hereby accepted by the	he parti	es below on this	date: 7-18-16
Lessee			de la Carlo
		V	
SS#			
Employer			
Lessee			
SS#			
		/	
Employer /		/	
	1	/	
De Describe no			
Lessor: TR Properties, Inc.		0	
Witness			
7-18-16			
Date Pate		·	
Date			

To: Owners, and Tenant & Purchasers of Housing Constructed before 1978

# Notification

Watch Out For Lead-Based Paint Po

This property was constructed before 1978. There is a possibility it contains lead-based point. Please read the following on

#### Secretary of Lord Board Boles

The interiors of older homes and apartments often have layers of lead-based paint on the walls, collings, window alls, doors and door frames. Lead-based paint and primers may also have been used on outside porther, railings, garages, fire excepts and lamp posts. When the paint chips, flakes or pecis off, there may be a real danger for believe and young children. Children may est paint chips or chew on painted railings, window sills or other items when parents are not around. Children can also ingest lead even if they do not specifically est paint chips. For example, when children play in an area where there are loose paint chips or dust particles containing lead, they may get these particles on their bands, put their bands into their mouths, and ingest a dangerous amount of lead.

#### Housests of Land-Based Palent

Lead possoning is dangerous — especially to children under the age of seven (7). It can evenmally cause mental retardation, blindness and even death.

#### Symptoms of Lord-Board Paint Poisoning

Has your child been especially cranky or irreable? Is he or she cannot normally? Does your child have reometheches and vomining? Does he or she complain about headaches? Is your child unwilling to play? These may be right of lead possoning. Many times though, there are no symptoms at all. Because there are no symptoms does not mean that you should not be concerned if you believe your child has been exposed to lead-based paint.

#### Adventisity and Availability of Blood Land Level Screener

If you suspect that your child has eaten chips of paint or someone told you this, you should take your child to the doctor or clinic for tening. If the test shows that your child has an elevated blood lend level, treatment is available. Contact your doctor or local health department for help or more information. Lend screening and treatment are available, through the Medicaid Program for those who are cligible. If your child is identified as having an elevated blood lead level you should immediately notify the Community

Development or other agency to which you or your landlord is applying for rehabilitation assistance to the necessary steps can be taken to top your unit for lead-based paint hazards. If your unit does have lead-based paint, you may be eligible for assistance to about that bazard.

#### Precautions to Take to Prevent Lord-Record Paint Pointains

You can avoid lead-based point poisoning by performing some preventive maintenance. Look at your walls, cealings, doors, door frames and window alls. Are there places where the paint is pecling, flating, chipping, or postdering? If 20, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or still brush and remove all loose pieces of paint from walk, woodwork, window wells and ceilings:
- (c) Severy up all pieces of paint and plaster and put them in a paper bag or wrap them in accopliner. Fur these packages in the track can. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window sills in and around the work area to remove all dust and paint particles. Keeping these areas clear of paint chips, dust and dirt is easy and very important; and
- (c) Do not allow loose paint to remain within your children's reach since children may peck loose paint off the lower part of the walls.

#### Romeowner Maintenance and Treatment of Lond-Beard Print Harmits

As a homeowner, you should take the necessary steps to keep your home is good shape. Water leaks from faulty plumbing, defective roofs and exterior holes or breaks may admit rain and dampness into the interior of your home. These conditions damage walls and collings and cause paint to peel, crack or flake. These conditions should be corrected immediately. Before repainting, all surfaces that are poeting, cracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with revo (2) coam of son-leaded paint. Inscend of scraping and repainting.

the surface may be consuct as wellboard, not that when lead-baried ing or manding, a deat, hazardous. The dust or breathing it or avalor paint removed or disable which may course possioned paint removal of load-based when there are no this course present paint may the basenth paint may the basenth Removad paint may be basenth Removad paint may be basenthese paint may be basenthese paint may be basenthese paint may be basenthese paint may be be be basenthese paint may be be basenthese paint may be be be be be basenthese paint may be be be be basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be because the basenthese paint may be be be be because the basenthese paint may be be be because the basenthese paint may be be be because the basenthese paint may be be be be because the basenthese paint may be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be because the basenthese paint may be be be be be be

Teners and Hometer You should immediate office or the agency of change your home it change your home if from plumburs, or a d operate with that offi

C I have received

7-18-18

Print Full Hame

Signature

# Supplemental Information:

For general Information or to obtain copies of the final rule, pamphlet or background materials, contact the information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.	e IVal 1192
***************************************	******
DISCLOSURE OF INFORMATION ON THE PROPERTY OF T	
DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAIN	1 TY
LEAD WARNING STATEVIENT  Abusing built before 1.978 may contain lead-based paint allead from paint paint chips, and dust can pose health be properly. Lead-exposure is especially harmful to young children and preggant women. Before renting pre-1.978 to disclose the presence of known lead-based paint and/or lead-based paint and/or lead-based paint in the dwelling. Lessees must also approved pampillet on lead-based prior and/or lead-based paint and/or lead-base	Za rde Ueine ueine
LESSOR'S DISCLOSURE	
A Process of lead band min and a line and a	
A. Presence of lead-based paint and/or lead-based paint hazards [Check (1) or (2) below]:	
Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).	
2. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.	
B. Records and reports available to the lessor [Check (1) or (2) below]:	
1. Lessor has provided the lessee with all available and reports pertaining to lead-based paint and/or lead in the housing (list documents below):	i-basc
2. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint liazards in the l	nousii
LESSEE'S ACKNOWLEDGMENT (initial)	
Lessee has received copies of all, information listed above.	
Lessee has received the pamphlet Protect Your Family from Lend in Your Home.	
AGENT'S ACKNOWLEDGMENT (initial)	
Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/he ensure compliance.	ı tesp
CONTRICT THON ON A COUNT ON	
CERTIFICATION OF ACCURACY	
The following parties have reviewed the information above and certify, to the best of their knowledge, that the info provided is true and accurate.	rmati
Signatules: 7-18-116	¥
Lessor Date Lessor D	aic
741637	alc
Agent Date Agent D	atc

## T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

# LEASE AGREEMENT

or your protection and ours, it is necessary the reement and the requirements of the 'Reside	- Hei Landibig Act (4 men	
A ADD		
his lease agreement is made this still us your	202 and hetween TR	Properties, Inc.,
his lease agreement is made and agreement is made		Lessee(s),
the following address:		A Line
EN SIL WAY TOLAGED DEL	ive apt 11	
17 Pingoway severes		
the following address:  7 Ringeway Terrace Pro  Plage Day, Va 24148  his lease shall commence for the term of one-year		
his lease shall commence for the term of one-year	beginning on	and ending
1-31-22		
ENT: The lessec(s) agrees to pay the rent of \$	49,5.00 due and per on the first day of said lease sect received by Lessor within ac. P.O. Box 3565, Martinsvi	n five (5) days of the
	manage d/A	in the amount of
RO-RATED RENT: The rent will be pro-rated & N/A . The rent amount of \$ 495.80	or the month of	Au Gust and
very month afterwards.		
TELY MORE RECEIVED		14
ee as charged to us by the bank. This charge is in ption to request payment by cash, cashlers or cor	tified check.	
security for the full and faithful pactormance of	the terms and conditions of the	this agreement, not
deposit. This is due at lesse conjunction and as security for the full and faithful parformance of limited to, but including the return of the lessed polease, together with all keys, fixures, appliances, it same condition as when received, reasonable wear security deposit from the rental payment for the lupon termination of lease, or vacating of premise damages shall be deducted from the security deposit in headthclear to elessee(s) agrees to pay for all additional costs and these charges. Lessee agrees that the security depagent of these premises, and release present lessor	the terms and conditions of trainber to the lessor at the enterminings, etc., as noted in secondary. Lesson in the notes month of any term of this is, lessor has the right to inspect, all cleaning necessary shower all costs incurred by less charges due issuer promptly	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted, nor for the above, mpon presentation of the above, the control of the cont
deposit. This is due at lesse conjunction as as security for the full and faithful performance of limited to, but including the return of the lessed please, together with all keys; fixures, appliances, it same condition as when received, reasonable wear security deposit from the rental payment for the hUpon termination of lesse, or vacating of premises damages shall be deducted from the security deposit in insufficient to elessee(s) agrees to pay for all additional costs and these charges. Lessee agrees that the accurity deposit is the security deposit.	the terms and conditions of reinher to the lessor at the en articlings, etc., as noted in security of the end at mobile of any term of this security has the right to inspect. All chaning necessary shower all costs incurred by less charges due lessor promptly out may be transferred to a refrom any, and all, further in	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted, nor for the above, apon presentation of new owner, lessor, or ability of this security
isposit. This is due at lesse commercial and as security for the full and faithful parformance of limited to, but including the return of the lessed please, together with all keys, fixtures, appliances, is some condition as when received, reasonable wear security deposit from the rental payment for the lupon termination of lesse, or varieting of pressing damages shall be deducted from the security deposit in insufficient to clease (a) agrees to pay for all additional costs and these charges. Lessee agrees that the ascurity deposit.  WAIVER OF HOMESTEAD AND / OR POOR I Agreement, Tenants agree to waive Mainestend as	the terms and conditions of trainber to the lessor at the entershings, etc., as noted in secondary to the entershings, etc., as noted in secondary to the notes mobile of any term of this secondary has the right to inspect. All cleaning necessary shower all commitment by less charges the lessor promptly lost may be transferred to a refrom any, and all, further like the property of	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted. For the above, apon presentation of new owner, lessor, or ability of this security or the purposes of this ion as provided under
isposit. This is due at lesse conjunction as security for the full and falthful performance of imited to, but including the return of the lessed peace, together with all keys, fixures, appliances, frame condition as when received, reasonable wear security deposit from the rental payment for the hUpon termination of lesse, or vacating of premises damages shall be deducted from the security deposit in insufficient to classes(s) agrees to pay for all additional costs and these charges. Lessee agrees that the accurity deposit has been premises, and release present lesson deposit.	the terms and conditions of reinher to the lessor at the en articlings, etc., as noted in security of the end at mobile of any term of this security has the right to inspect. All chaning necessary shower all costs incurred by less charges due lessor promptly out may be transferred to a refrom any, and all, further in	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted. For the above, apon presentation of new owner, lessor, or ability of this security or the purposes of this ion as provided under
isposit. This is due at lesse commercial and as security for the full and falthful performance of imitted to, but including the return of the leased pease, together with all keys, fixures, appliances, is ame condition as when received, reasonable wear security deposit from the rental payment for the lupon termination of lease, or varieting of pressing damages shall be deducted from the security deposit in insufficient to classes(s) agrees to pay for all additional costs and these charges. Lesses agrees that the accurity deposit.  WAIVER OF HOMESTEAD AND / OR POOR I Agreement, Tenants agree to waive Homestead as Virginia Law.  PERSONAL PROPERTY: The following person	the terms and conditions of reinher to the lessor at the entermining, etc., as noted in second in second to the lessor at the entermining of the second to the lessor has the right to implest. All channing necessary shower all contains necessary shower necessary	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted. For the above, apon presentation of new owner, lessor, or ability of this security or the purposes of this ion as provided under
isposit. This is due at lesse continued that as security for the full and falthful performance of limited to, but including the return of the lessed please, together with all keys, flatures, appliances, frame condition as when received, reasonable wear security deposit from the rental payment for the lupon termination of lesse, or vacating of premises damages shall be deducted from the security deposit in the event the security deposit is insufficient to elessee(s) agrees to pay for all additional costs and these charges. Lessee agrees that the acturity department of these premises, and release present lessor deposit.  WAIVER OF HOMESTEAD AND / OR POOR I Agreement, Tenants agree to waive Homestead as Virginia Law.  PERSONAL PROPERTY: The following person Range ( Refrigerator ( ) Dish Washer ( )	the terms and conditions of trainber to the lessor at the enterminings, etc., as noted in statement of the constant of any term of this is lessor has the right to inspect. All cleaning necessary shower all come incorred by less charges due issuer promptly losit may be transferred to a refrom any, and all, further in DEBTOR'S EXEMPTION: foud / or Poor Debtor's Exempt Initial property is included:	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted. For the above, apon presentation of new owner, lessor, or ability of this security or the purposes of this ion as provided under
isposit. This is due at lesse confined parformance of imited to, but including the return of the lessed please, together with all love, flatures, appliances, frame condition as when received, reasonable wear security deposit from the rental payment for the lupon termination of lesse, or vacating of premises damages shall be deducted from the security deposit in the event the security deposit is insufficient to elessee(a) agrees to pay for all additional costs and these charges. Lessee agrees that the accurity deposit.  WAIVER OF HOMESTEAD AND / OR POOR I Agreement, Tenants agree to waive Homestead as Virginia Law.  PERSONAL PROPERTY: The following person Range (// Refrigerator (// Dish Washer (// Garbage Disposal // Air Conditioner (// Cond	the terms and conditions of trainber to the lessor at the enterminings, etc., as noted in statement of the constant of any term of this statement has the right to inspect. All cleaning necessary shower all come incorrect by less charges the lessor promptly lost may be transferred to a refrom any, and all, further in DEBTOR'S EXEMPTION: for any lost property is included:  Heat Pump ()  Washer and Dryer	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted, for for the above, apon presentation of new owner, lessor, or ability of this security or the purposes of this ion as provided under
isposit. This is due at lesse continues that as security for the full and falthful performance of imitted to, but including the return of the leased pease, together with all keys, fixtures, appliances, is same condition as when received, reasonable wear security deposit from the rental payment for the lupon termination of lease, or varieting of premises damages shall be deducted from the security deposit in insufficient to clease(s) agrees to pay for all additional costs and these charges. Lessee agrees that the ascurity deposit.  WAIVER OF HOMESTEAD AND / OR POOR I Agreement, Tenants agree to waive Mainestend as Virginia Law.  PERSONAL PROPERTY: The following person Range ( Refrigerator ( ) Dish Washer ( ) Garbage Disposal ( ) Air Conditioner ( ) Lessee responsible for maintenance on Dish Washer ( )	I the terms and conditions of reinhor to the lessor at the enterminating, etc., as noted in second the second of the lessor at most in the right to impedit. All channing necessary shower all costs incurred by lessor and easily the lessor promptly soit may be transferred to a refrom any, and all, further list the lessor promptly soit may be transferred to a refrom any, and all, further list the lessor promptly in the lessor promptly soit may be transferred to a refrom any, and all, further list the lessor promptly in the lessor promptly in the lessor promptly in the list the lessor promptly in the lessor promptly	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All allso be deducted, nor for the above, apon presentation of new owner, lessor, or ability of this security of the purposes of this ion as provided under the purposes of the purposes of this ion as provided under the purposes of t
PERSONAL PROPERTY: The folkswing person Range ( Refrigerator ( Dish Washer ( ) Garbage Disposal ( ) Air Conditioner ( )	the terms and conditions of trainber to the lessor at the enterminings, etc., as noted in secondary to the entermining of the e	this agreement, not d of the expiration of aid lease, and in the right to deduct the Lease Agreement. It these premises. All all also be deducted. For the above, apon presentation of new owner, lessor, or ability of this security of the purposes of this ion as provided under the purpose of the pu

USE OF PREMISES: The premises shall be used by leave(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trush be placed in a provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fall to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessor(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lesses(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lesses(s) shall respect the rights, comfort, and privacy of others. Lesses(s) agrees to keep all applicances and furnishings in a good state of cleanliness and repair, Lesses(s) name had county ordinances and not keep any unrecisanced vehicles at this respective. Lesses(s) will be responsible for replacement of all air filters after mayoris and will be better another than the proposed by the county of the Santa filter. Lesses(s) will be responsible for replacement of the Santa filter. Lesses(s) will be responsible for all light bulbs. Lesses is required to keep a Fire Extinguishes in Khakes.

Lessee(s) shall use water closest and other plumbing fixtures only for the purpose for which they were installed and not to place swaspings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbod, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any suphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his faiture to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct thisself and require other persons on the premises whether known by the Lessor or not, to conduct thisself and require other persons on the premises undertake any other persons on the premises and not permit the premises to be used for any activity, which is fliegal under federal, state and local law ordinances. Lessee(a) will not use or keen in the available and explained to the premises in any manner which would increase heaten) or other damages church as an expectation in the numbers. Lense will not install any activitie constants of the results and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lesse for which Lessor shall be entitled to appropriat

CONDUCT: Lessee agrees not to cause, or in allow any household member, guest, invitee or licensee to engage in any conduct on the leaned premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profine, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be malled vin the U S Postal Service, delivered by the Landlord's agent, and or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lesse and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in marking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable prompiness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify as immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that accessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lesser is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain runters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (16) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all leases, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lesse will automatically be renewed to a month to month lesse by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of here in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lease(s) to levy or dispose of lease(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lease(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by leasor for cleaning, painting, and repairs due to negligence of lesses(s), all court costs, all attorney fees, lacurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lestec(s)'s safety.

Lessec(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessec(s) shall not have the right to terminate this lesse because of conditions caused by negligent or intentional acts of lessec(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for restal was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lesser shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the leasor and/or leaso(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she \_\_\_\_ IS \_\_\_\_ IS NOT a member of any branch of the

military service.	
Lessee hereby affirms that he or she IS military service.	IS NOT a member of any branch of the
This agreement is hereby accepted by the partic	as below on this date; $8-2-2/$ .
Lesse	
SS#	
Employer	
Lessee	
SS#	
Employer	14 Act.
Leasor: TR Properties, Inc.	le c
Witness	
8-2-2/ Date	1 pr 2

a tipe taking

To: Owners, and Tempes & Purchasers ... before 1978

# Votification

Watch Out For Lead-Based Paint Poison

The property was constructed before 1970. There is a purchasing a contains lead-based point. Please read the last

### Secretarial Lord Depart Paint

Commence of local beauty pure.

The successor of older beauty and pure of the control of the con

# Symptom of Land Street Print Printing

اسیا بخیان کی باشندهای بند واقت اسیا ایمان کی باشندهای است

# n Con a health in

Service of the service of

Date

Print Bull Barne

4111

### Supplemental Information:

For general information or to obtain copies of the final rule, pemphiat or background materials, contact the National I Information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-1192. You also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.

Autonici in		and the second s	annimini. S
DISCLOSURE OF INFORMATION ON LEAD-IM	ATTACHMENT . ASED PAINT AND/O	R LEAD-BASED PAIN	ГНАЗА
	and chips	ndaret	
PSSOR'S DISCLOSURE		The same of the sa	LP tial atme
Presence of lead-based paint and/or lead-based paint instant	ls (Check (1) or (2) belo	wl:	
1.   Known lend-based paint and/or lend-based paint he			
2. A Lessor has no knowledge of lead-based paint and/o	r lead-based paint bazan	ds in the housing.	
Records and reports available to the lessor [Check (1) or (2)	) below]:		
<ol> <li>Lessor has provided the lesses with all available as in the housing (list documents below):</li> </ol>	nd reports pertaining to i	end-based paint and/or lead-	based pain
2. Lessor has no reports or records periaining to lead-	based paint and/or lead-	pased paint hazards in the ho	using.
ESSEE'S ACKNOWLEDGMENT (MILLI)			
Lesses has received popies of all justimention listed ab	9VG.		
Lesson has received the pamphlet Protect Your Family	From Lead in Your Hou	ie.	
GENT'S ACKNOWLEDGMENT (Hitch)			
Agent has informed the lessor of the lessor's obligation sure compliance.	iss under 42 U.S.C. 4857	2 (d) and is aware of his/ber	responsibil
ERTIFICATION OF ACCURACY the following parties have reviewed the information above and revided is true and accurate.	certify, to the best of the	ir knowledge, that the inform	nation they
8/4/4	Leisor	Dat	0
8/4/1		Dat	THE RESERVE OF THE PERSON NAMED IN
	Lesson		C

## T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

# LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-55-248).
10 th Ada A do A De Descritor Inc
This lease agreement is made this 12 MAX 202/ and between TR Properties, Inc.,  Lessee(s),
at the following address:
59 RIDGEWAY TERRACE DRIVE APT. 12
RIDGEWAY, VA 24148
This lease shall commence for the term of one-year beginning on MAY 15, 2021 and ending
RENT: The lessee(s) agrees to pay the rent of \$ 500.00 due and payable in twelve (12) monthly installments (\$ 6000.00). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lesser within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
in the amount of MAU in the amount of
PRO-RATED RENT: The rent will be first of JUNE and \$225.00. The rent amount of \$ 000.00 will be due on the first of JUNE and
every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashlers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$ 500.00 as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND OR POOR DEBTOR'S EXEMPTION: for the purposes of thi
Agreement, Tenants agree to waive Homestead and 7 of 1 our Descrit 2 222
Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
PERSUNAL PROFESSION AND AND AND AND AND AND AND AND AND AN
Range ( Refrigerator ( Dish Washer ( Heat Pump ( Garbage Disposal ( Air Conditioner ( ) ( Washer and Dryer #00 % - up)
Garbage Disposal Air Conditioner (2) Washer, Garbage Disposal, and Washer and Dryer  Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
Lessee responsible for maintenance on DEH Washer, Garonge September and energified in writing by
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
lessor: Water & Sewer & Trash Pick-Up ( Electricity ) Heat ( Gas ( TN))
(L) Lessor (X) Lessee(s)

USE OF PREMISES: The premises shall be used by lease(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lesses(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move in and will be held responsible for any demand that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the raphacement of the 9-volt hattery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is likepal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwellist any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Less will not install any satellite equipment or dishes on property. Lessec(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensec to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable prompiness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lease(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	IS	✓ IS NOT	a member of any	branch of the
Lessee hereby affirms that he or shemilitary service.	IS	IS NOT	a member of any	branch of the
This agreement is hereby accepted by t	the part	ies below on this	date:	<u> </u>
Less				· pro-di-
SS#				- 11:
Employer	Marie .			
Lessee	2. 7			4
SS#				
Employer	/			1 14 6 12 - 2 13 2 2 2 2 1
Lessor: TR Properties, Inc.		(		_
Witness				12
Date				10 mg 10 10 10 10 10 10 10 10 10 10 10 10 10

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety.

Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lesses(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has falled t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the leasor and/or lease(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	IS	Z IS NOT	a member of any	DIRECT OF THE
Lessee hereby affirms that he or shemilitary service.	IS _	IS NOT	a member of any branch of the	
			110	21
This agreement is hereby accepted by t	he parties	below on this	date: 3-/0-0	<u> </u>
	i i i i i i i i i i i i i i i i i i i	Signatura Number		- F. r - (I -
Less				- 1.1
SS#			Two States and States	
Employer				
	A STATE OF			
Lessee				E as
SS#				_ 11 -
Employer	196,24 115			
Empleyer				10 15 12
				- 104
Lessor: TR Properties, Inc.		X		
		0		
Witness				
5-12-21				1 4 01 4
Date				199 <sub>1</sub> 191 1
				in the state

To: Owners, and Tenance & Purchasers ... of Howing Commissed before 1978

# Notification

Watch Out For Lead-Based Paint Poisoni

This property was constructed before 1978. This is a possibility it contains lead-based point. Please read the for point pointeling.

#### Sources of Lord Board Baint

The interiors of older homes and aparts other have layers of lead-based paint on the walk prings under the food and fore frame. I not have press and printed to you have been used so printe pressure palls. a.g., for except and keep point. When the pour chire, flater or peak of them and but the pour chire, flater or peak of them and but the peak of the control of the contr For example, when children play in 44 arm where there are home point child on their particles consuming lend, they may put their particles on their bands, put their hands into their months and import 4 thangeries amount of lend.

#### Harrists of Land-Board Paint

Lead postoring is the series — especially to children under the age of seven (7). It tem co-tually come montal attrackable, blanking and even death.

Symptoms of Lond Brand Point Point And Brand Point Poi and the population of the popu lead-based paint.

# Administry and Architectury of Blood Land

blood and level statement is statement Comm 

Or other agency to which you or

(a) Cover all furniture and applicators;
(b) Get a busines or stiff brain and tempore all locate pieces of paint from walls, woodwards, window with and collings;
(c) Summe up all pieces of paint and planter and put these in a paper bag or wrop them in new-plipes. But these packages in the tents can. DO NOT BURN THEM:

NOT BLUEN THEM:

(d) Do not have passe chips on the floor is sentime with. Damp mop floors and window sile in and around the went sine to remove all their and paint periode. Keeping their aroun claim of pass, chaps, that and dirt is easy and vary imposses; and.

(e) Do not aflow loose paint to remain within your children's much anon children may pick loose paint of the walls.

# pure son transfer of the

ner, you should take the necessary A large land to the second to

possesses in applying for establishments

your landstess is applying for establishments

and the second years are to eaten to

left your and for hard-based paint, you may

so edgine for mentance in should have lead-based paint, you may

so edgine for mentance in should have lead-based paint, you may

so edgine for mentance in should have lead-based paint, you may

so edgine for mentance in should have lead-based paint, you may

so edgine for mentance in should have lead-based paint, you may

so edgine for mentance in should have lead-based paint, you may

so edgine for mentance in should have lead-based paint of the land paint should paint pointening by

patterness, the preventive measurements. Look

as your walk, cashing, flows, close frames and

sometimes are applying for producing of an long paint of should paint the

recovered of lead-based paint or

when these edges or politics or po

on the prevent paint and

and the section. They done the

long paints of interest or

which may capter paint onto

that when he should paint a war

which may capter providence in

the section. They done of sections as an

which may capter providence of lead-based paint

to get matter.

If on one a read lead-based paint paint heart and

to get matter.

If on one a read lead-based paint paint heart and

to get matter.

If on one a read lead-based paint paint heart and

to get matter.

If on one a read lead-based paint paint heart and

to get matter.

If on one a read lead-based paint paint

to get matter.

If on one a read lead-based paint paint

to get matter.

If on one a read lead-based paint

to get matter.

If one a section.

The paint matter ha the surface may b

You should immediately notify a collection of the county ballocate who change you would be come you will be

C I have received a copy of a

5-12-2

Print Full Maine

-

# Supplemental Information:

For general information or to obtain copies of the final rule, pamphiet or background materials, contact the National I Information Clearinghouse (NLIC), toll free, at (600-424-LEAD) or FAX requests to the NLIC at (202) 859-1192. You also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.

	101000000000000000000000000000000000000	***************************************
LEASE ATTA DISCLOSURE OF INFORMATION ON LEAD-BASE	ACHMENT • D PAINT AND/OR	LEAD-BASED PAINT HAZAI
	pein, paint chips, an Pressent momen the intligants in the dw	
LESSOR'S DISCLOSURE		- I have a feet of the second
A. Presence of lead-based paint and/or lead-based paint luzards [C	heck (1) or (2) below	<b>!</b>
1. C Known lead-based paint and/or lead-based paint hazards		
2. Essor has no knowledge of lead-based paint and/or lead	1-based paint hazards	in the housing.
B. Records and reports available to the lessor [Check (1) or (2) belo	w]:	
<ol> <li>Lessor has provided the lessee with all available and rep in the housing (list documents below):</li> </ol>	ports pertaining to lea	nd-based paint and/or lead-based pain:
2. Lessor has no reports or records pertaining to lead-based	d paint and/or lead-ba	sed paint hazards in the housing.
LESSEE'S ACKNOWLEDGMENT (initial)		
Lessee has received copies of all information listed above.		
Lessee has received the pamphlet Protect Your Family from AGENT'S ACKNOWLEDGMENT (initial)	u Lead in Your Home.	
Agent has informed the lessor of the lessor's obligations un ensure compliance.	der 42 U.S.C. 4852 (	(d) and is aware of his/her responsibili
CERTIFICATION OF ACCURACY		
The following parties have reviewed the information above and certification in the provided is true and accurate.	fy, to the best of their	knowledge, that the information they
Signatures: 5-12-20		
B-12-2021	Lessor	Date
Lesson Date	Lessee	Date
Agent Date	Agent	Date

# T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

# LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this
agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-
55-248).

This lease agreement is made this APRIL 5, 2013 and between TR Properties, Inc., Lessor and Lessee(s), at the following address:
65 Kidgeway Terrace DRINE APT. 13
Ridgeway, VA 24148
This lease shall commence for the term of one-year beginning on APRIL 12, 2013 and ending on APRIL 11, 2014
RENT: The lessee(s) agrees to pay the rent of \$\frac{\pmu_5 \int_0 \int_0}{\pmo}\$ due and payable in twelve (12) monthly installments (\$\sigma_0 \int_0 \int_0 \int_0 \int_0)\$. Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.
PRO-RATED RENT: The rent will be pro-rated for the month of APRIC in the amount of 304,00. The rent amount of \$485.00 will be due on the first of MAY and every month afterwards.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.
SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{485.00}{200}\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.
PERSONAL PROPERTY: The following personal property is included:
Range & Refrigerator ( Dish Washer & Heat Pump &
Garbage Disposal Air Conditioner (M. (X) Washer and Dryer Hook-up
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:
Water & Sewer & Trash Pick-Up (L) Electricity (M) Heat (M) Gas (-) N/A (L) Lessor (X) Lessee(s) Page 1

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives. kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

Page 2

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.

BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the nremises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

The state of the s

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

A STATE OF THE SECRETARY OF THE SECRETARY SECR

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered in person or by mail by either party. We require your rent to be paid by check or money order (NO CASH).

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she IS military service.	K IS NOT	a member of any branch of the
Lessee hereby affirms that he or she IS military service.	IS NOT	a member of any branch of the

This agreement is hereby accepted by the parties below on this date: 4-5-13

Lessee				
SS#				
Employer				
Lessee				
SS#	,			
Employer	4			
	157		1.1.0	
Lessor: I K Properties, Inc.		0		
Witness				
4-5-13				
Date			_	

To: Owners, and Tenants & Purchasers of Housing Constructed before 1978

# Notification

Watch Out For Lead-Based Paint Poisoni

That property was constructed before 1978. There is a possibility it contains lead-based paint. Please read the following information

#### Sources of Lord Board Brief

The interiors of older homes and apartments often have layers of lead-based paint on the walls, collings, window alls, doors and door frames. Lead-based paint and primers may also have been used on outside porcher, railings, garages, fire excapes and lamp posts. When the paint chips, flakes or peels off, there may be a real danger for babies and young children. Childnon may cat paint chips or chew on painted railings, window sills or other items when parents are not around. Children can also insent lead even if they do not specifically est paint chips. For example, when children play in an area where there are loose paint chips or dust particles containing lead, they may get these particles on their bands, put their hands into their mouths and ingest a dangerous amount of lead.

### Hazzeria of Lead-Recod Paint

Lead possoning is dangerous - especially to children under the age of seven (7). It can even tually cause mental returnation, blindness and

# Symptoms of Lend-Bessel Palest Poissoing

Has your child been especially cranky or irrinble? is he or she cating normally? Does your child have stomachaches and vomiting? Does be or she complain about headaches? Is your child unwilling to play? These may be signs of lead poisoning blany times though, there are no symptom at all. Because there are no symptom does not mean that you should not be conc if you believe your child has been exposed to lead-based paint.

#### Advisability and Availability of Blood Land Low Screening

If you suspect that your child has eaten chips of paint or someone told you this, you should take your child to the doctor or clinic for testing. If the test shows that your child has an elevated blood lead level, treatment is available: Contact your doctor or local bealth department for bely or more information. Lead acroening and treat ment are available through the Medicaid Program for those who are eligible. If your child i identified as having an elevated blood lead lev you should immediately needly the Comm

Development or other agency to which you or your landlord is applying for rehabilitation red to tepepilization assistance so the nece test your unit for lead-based paint hazards. If your unit does have lead-based paint, you may be eligible for assistance to abuse that bazard.

## Precautions to Take to Prevent Lead-Be **Paint Poisoning**

You can avoid lead-based paint poisoning by performing some preventive maintenance. Look at your walk, collings, doors, door frames and window sills. Are there places where the paint is pecling flaking chipping or powdering? If so, there are some things you can do immediately to protect your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or stiff brush and remove all loose pieces of paint from walls, woodwork, window wells and ceilings;
- (c) Sweep up all pieces of paint and plaster and put them in a paper bag or wrap them in newspliper. Put these packages in the trash cas. DO NOT BURN THEM:
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window sile in and around the work area to remove all dust and paint particles. Keeping these areas cient of paint chips, dust and dirt is easy and very important and
- (c) Do not allow loose paint to remain within your children's reach since children may pick loose paint off the lower part of the walls.

## owner Maintenance and Treatment of Lond-Based Print Harmin

As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and exterior holes or breaks may admit rain and dampness into the interior of your home. These conditions damage walls and crilings and cause paint to pool, crack or flake. These coordinous should be corrected immediately. Before repainting, all surfaces that are poeling, eracking, chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the sur-face, then repainted with two (2) cosms of nonleaded paint, Instead of scraping and repainting,

the surface may be covered with the struct may recurrent was such as wellboard growing or per that when lead-based paint is rea ing or sanding, it that is created, becautions. The dust can enter the breathing it or swallowing it. The paint removed could create a vawhich may cause positioning if inlicent period of time. Whenever p removal of load-based paint show when there are no children or pr when there are no militare or pr on the premises. Simply pointed lead-based paint methods does the hazard. Remember that yo pary a major (pic la) the preven pointening. Your actions and a the lend problem can make a t Tennet and Homebryer Respe

You should immediately notify office or the effency through mp cing powdering or pecting pain from plumbing or a defective ro operate with that office's effort

C I have received a copy of Which Director Load

4-54 Date

Print Full Hame

h

Signature

Supplemental information:					
For general information or to obtain copies of the final rule, pamphiet or background materials, contact the Nationa Information Clearinghouse (NLIC), toil free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-1192. You also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.					
LEASE ATTACHMENT DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZ					
EEAD WARNING STATEMENT  Annual ground partial point chips, and dustical possibility for paint chips, and dustical possibility for partial property. Each exposure is especially farmful to young children and pregnant women. Belottered the property of the p					
LESSOR'S DISCLOSURE					
A. Presence of lead-based paint and/or lead-based paint hazards [Check (1) or (2) below]:					
1.  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).					
2. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					
B. Records and reports available to the lessor [Check (1) or (2) below]:					
<ol> <li>Lessor has provided the lessee with all available and reports pertaining to lead-based paint and/or lead-based pain the housing (list documents below):</li> </ol>					
2. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					
L'ESSEE'S ACKNOWLEDGMENT (initial)					
Lessee has received copies of all information listed above.					
Lessee has received the pamphlet Protect Your Family from Lead in Your Home.					
AGENT'S ACKNOWLEDGMENT (initial)					
Agent has informed the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsi ensure compliance.					
CERTIFICATION OF ACCURACY					
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information to provided is true and accurate.  Signatures: $4-5-13$					
Date 12 Lessor Date					
Lessee Date . Lessee . Date					

Agent

Date

Agent

Date

# T R PROPERTIES, INC. P.O. BOX 3565 MARTINSVILLE, VIRGINIA 24115-3565 (276) 666-1527

# LEASE AGREEMENT

For your protection and ours, it is necessary that you comply with the provisions of this
agreement and the requirements of the 'Residential Landlord Act' (Virginia Code 55 248-2-
55-248).

This lease shall commence for the term of one-year beginning on CTBBC 2, 201 and ending on CtBBC 1, 206.  RENT: The lessee(s) agrees to pay the rent of S 480.00 due and payable in twelve (12) monthly installments (\$5.760.60). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (\$5 days of the due date. Rent shall be mailed to TR Properties, Inc., Pc., Deay 3556, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.  PRO-RATED RENT: The rent will be pro-rated for the month of will be due on the first of Coroller and every month afterwards.  BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.  SECURITY DEPOSIT: Lessee(\$) agrees to pay an additional sum of \$ 480.00 as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of limited to, but including the return of the leased premises to the lessor at the end of the expiration of the same condition as when received, reasonable wear, excepted. Lessee(\$) have no right odeduct the same condition as when received, reasonable wear, excepted. Lessee(\$) have no right odeduct the same condition as when received, reasonable wear, excepted. Lessee(\$) have no right odeduct the same condition as when received reasonable wear, excepted. Lessee(\$) have no right odeduct the same condition as when received reasonable wear, excepted. Lessee(\$) have no right odeduct the same condition as when received, reasonable wear, excepted. Lessee(\$) have no right odeduct the same condition	This lease agreement is made this 18th 5e plan ber 2015 and between TR Properties, Inc., Lessor and Lessee(s), at the following address:
This Jessee(s) agrees to pay the rent of S. HOD. Due and payable in twelve (12) monthly installments (\$5.766.60). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (\$) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.  PRO-RATED RENT: The rent will be pro-rated for the month of	The following address:
This Jessee(s) agrees to pay the rent of S. HOD. Due and payable in twelve (12) monthly installments (\$5.766.60). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (\$) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.  PRO-RATED RENT: The rent will be pro-rated for the month of	11 Kidgeway Terroce VRIVE AM. 13
This Jessee(s) agrees to pay the rent of S. HOD. Due and payable in twelve (12) monthly installments (\$5.766.60). Payment is due on the first day of said lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (\$) days of the due date. Rent shall be mailed to TR Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.  PRO-RATED RENT: The rent will be pro-rated for the month of	Ridgeway VA 24148
monthly installments (\$576.00). Payment is due on the lirst day of sad lease. A late charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565, or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.  PRO-RATED RENT: The rent will be pro-rated for the month of	This lease shall commence for the term of one-year beginning on A Ber 1, 296.
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$5.50 handling fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the option to request payment by cash, cashiers or certified check.  SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{\pmu}{200}\$. Lessor shall have the option to request payment by cash, cashiers or certified check.  SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{\pmu}{200}\$. Lessor shall have the option to request payment by cash, cashiers or certified check.  SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$\frac{\pmu}{200}\$. Lessor at the end of the separation of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of lessee charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.  WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.	monthly installments (\$5760.00). Payment is due on the first day of said lease. A fate charge of ten percent (10%) is charged and accrued if rent is not received by Lessor within five (5) days of the due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, VA 24115-3565,
SECURITY DEPOSIT: Lessee(s) agrees to pay an addition to any late charges. Lessor shan have the option to request payment by cash, cashiers or certified check.  SECURITY DEPOSIT: Lessee(s) agrees to pay an additional sum of \$ \frac{\text{MD.OO}}{\text{as}}\$ as a security deposit. This is due at lease commencement unless other arrangement is made. This deposit is held as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.  WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.  PERSONAL PROPERTY: The following personal property is included:  Range (\times Refrigerator (\times Dish Washer \times Heat Pump (\times Garbage Disposal, and Washer and Dryer UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up (\times Delectricity \times Heat \ti	PRO-RATED RENT: The rent will be pro-rated for the month of
deposit. This is due at lease commencement times other arrangements in made as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security deposit.  WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the purposes of this Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as provided under Virginia Law.  PERSONAL PROPERTY: The following personal property is included:  Range ( Refrigerator ( Dish Washer Heat Pump ( Barbage Disposal, and Washer and Dryer Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer UTILITIES: Lesse(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up ( Electricity ) Heat ( Gas ) HA	fee as charged to us by the bank. This charge is in addition to any late charges. Lessor shall have the
Agreement, Tenants agree to waive Homestead and 7 or Poor Debtor's Exemption as provided Virginia Law.  Initial  PERSONAL PROPERTY: The following personal property is included:  Range ( Refrigerator ( Dish Washer Heat Pump ( Barbage Disposal ( Air Conditioner ( Washer and Dryer Heat Pump ( Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer  UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up ( Electricity ( Heat ( Gas ) HA	deposit. This is due at lease commencement unless other arrangement is lade. This deposit are as security for the full and faithful performance of the terms and conditions of this agreement, not limited to, but including the return of the leased premises to the lessor at the end of the expiration of lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lease, and in the same condition as when received, reasonable wear, excepted. Lessee(s) have no right to deduct the security deposit from the rental payment for the last month of any term of this Lease Agreement. Upon termination of lease, or vacating of premises, lessor has the right to inspect these premises. All damages shall be deducted from the security deposit. All cleaning necessary shall also be deducted. In the event the security deposit is insufficient to cover all costs incurred by lessor for the above, lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon presentation of these charges. Lessee agrees that the security deposit may be transferred to a new owner, lessor, or agent of these premises, and release present lessor from any, and all, further liability of this security
Range ( Refrigerator ( Dish Washer ( Heat Pump ( Garbage Disposal ( Air Conditioner ( Washer and Dryer Hoo K-up)  Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer  UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up ( Electricity ( Heat ( Gas ) MA	Agreement, Tenants agree to waive Homestead and / or Poor Deutor's Exemption as provided
Range ( Refrigerator ( Dish Washer ( Heat Pump ( Garbage Disposal ( Air Conditioner ( Washer and Dryer Hoo K-up)  Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer  UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up ( Electricity ( Heat ( Gas ) MA	DEDSONAL PROPERTY: The following personal property is included:
Carbage Disposal ( ) Air Conditioner ( ) Washer and Dryer Hoo K-up  Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer  UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up ( ) Electricity ( ) Heat ( ) Gas ( ) MA  (( ) Lessor (X ) Lessee(s)	
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer  UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (T) MA  (L) Lessor (X) Lessee(s)	Range (V) Reirigerator (V) Dish Washel (V) Annual Druger ARA Kula C
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified in writing by lessor:  Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (T) MA  (L) Lessor (X) Lessee(s)	Garbage Disposal ( Air Conditioner ( ) Washer and Dryer 4700   Out
lessor:  Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (T) N/A  (L) Lessor (X) Lessee(s)	Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washer and Dryer
(1.) Lessor (X) Lessee(s)	lessor:
	(1.) Lessor (X) Lessee(s)

USE OF PREMISES: The premises shall be used by lessee(s) as a private dwelling and no other purpose. These premises shall be occupied by no other person(s) except those persons and children listed on the application.

PETS: No dogs, cats, or other animals shall be kept on the premises without the prior written consent of the lessor.

TRASH: City and county ordinances require that all interior and exterior trash be placed in a covered container or dumpster (if provided).

ALTERATIONS: Except as provided below, you may not remodel or make any changes to your apartment or attach or remove any fixtures or equipment without our prior written consent. At our request, upon the expiration of your tenancy, you shall remove all fixtures and equipment added by you and return your apartment to its original condition at the beginning of your tenancy, at your cost and expense. In the event you fail to do so, we may make all necessary repairs and bill you for same. You agree to pay such costs immediately upon billing by us.

INSPECTION AND ACCESS: Lessor may enter said premises for inspections, maintenance, or repairs at reasonable times, or with lessor's agent. Notification by lessor shall be made, if possible. Agents of lessor may also enter for professional and legitimate purpose.

MOVE-IN INSPECTION: An inspection shall be made within five (5) days of lease commencement by lessor and lessee(s). Both parties will note any defects, damage, or discrepancies and stipulate them in writing.

USE AND OCCUPANCY: Lessee(s) agrees to abide by all federal, state, and county or city laws, and prohibit disorderly conduct and offensive behavior. Lessee(s) shall respect the rights, comfort, and privacy of others. Lessee(s) agrees to keep all appliances and furnishings in a good state of cleanliness and repair, Lessee(s) must be in compliance with all state and county ordinances and not keep any unregistered vehicles on this property. Lessee(s) will be responsible for replacement of all air filters after move-in and will be held responsible for any damages that have occurred due to non replacement of said filter. Lessee(s) will be responsible for the replacement of the 9-volt battery in the smoke detectors after move-in date. Lessee(s) will be responsible for all light bulbs. Lessee is required to keep a Fire Extinguisher in Kitchen.

Lessee(s) shall use water closets and other plumbing fixtures only for the purpose for which they were installed and not to place sweepings, rubbish, rags, or other articles in such fixtures. Lessee(s) shall not suspend any signs, advertisements, or notices upon or from any part of the property without the written consent of Lessor. Lessee(s) shall not place an iron safe, waterbed, or any other heavy articles on the premises without the written consent of Lessor and shall be liable to landlord for all damages resulting from the placement or moving of any such articles. Lessee(s) shall not use any harsh or abrasive cleaning compounds or solvents on any asphalt and tile floors and to use only waxes of a water emulsion type. Lessee(s) shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises (including fixtures, facilities, and appliances) or permit any person(s) to do so whether known by the Lessee(s) or not, and Lessee(s) shall be responsible for any damages caused by his failure to comply with this requirement. Lessee(s) shall give the Lessor prompt notice of any such damages. All clogged drains requiring a service call will be charged to the Lessee. Lessee(s) shall conduct himself and require other persons on the premises whether known by the Lessor or not, to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises. Lessee(s) shall not use the premises and not permit the premises to be used for any activity, which is illegal under federal, state and local law ordinances. Lessee(s) will not use or keep in the dwelling any explosives, kerosene, inflammable or combustible materials (including kerosene heaters) or otherwise use or permit the use of the premises in any manner which would increase the rate of fire or other insurance concerns on the premises. Lessee will not install any satellite equipment or dishes on property. Lessee(s) agrees to keep doors and windows closed during rain and snow and to maintain utilities to prevent freezing of pipes and heating/cooling systems, or other damages caused by negligence of Lessee(s). A violation of the rules and regulations set forth in this lease, and such additional rules and regulations imposed by lessor or Agent as permitted by law, shall be considered a breach of the lease for which Lessor shall be entitled to appropriate relief.

CONDUCT: Lessee agrees not to cause, or to allow any household member, guest, invitee or licensce to engage in any conduct on the leased premises, which is disorderly, disruptive, unlawful, or constitutes a nuisance. The prohibition of possession, use, transfer, or sale of illegal drugs; indecent exposure, the use of vulgar, profane, offensive, threatening or abusive language which can be heard from adjacent or public properties, or any other conduct which amounts to a nuisance or a breach of the peace. Any such conduct shall be treated as non-compliance with these rules and regulations, and will result, and will result in a breach of lease and will be a material default thereof. Non-Compliance of any Rules and Regulations will constitute grounds for termination of the lease agreement and Lessee will be required to vacate the property within thirty (30) days from the date of the notice. Any notice to vacate will be mailed via the U S Postal Service, delivered by the Landlord's agent, and / or

posted on the front door of the dwelling. Lessee authorizes any dissemination of information with regard to this lease and Lessor.

PARKING: Only park vehicles in designated areas provide by Lessor. No vehicles without current registration and city or county stickers are allowed on premises. No repair work is to be done in parking areas.

DAMAGES TO PREMISES: The Lessor agrees to make all repairs to keep your premises in a fit and habitable condition with reasonable promptness after receiving written notice for you of necessary services, except for the replacement of broken glass, which is entirely your responsibility. In the event of damage or defects to the property or its equipment, other that reasonable wear and tear, you will be held responsible and agree to pay promptly all cost incurred by us in making necessary repairs. You agree to notify us immediately of any defect or damage to the premises or its equipment, whether caused by you or not so that necessary repairs can be made to prevent further deterioration or damage. If you fail to notify us promptly and further damage or deterioration results, you may be held responsible for such further damage or deterioration and its repair.



BODILY INJURY AND PROPERTY DAMAGE: Lessor is not an insurer of lessee(s)'s personal property. Lessor shall not be liable to lessee(s)'s guests or agents for any bodily, or property damage suffered by lessee(s), guests, or agents of lessee(s), including anyone who unlawfully enter the premises. Lessee shall be required to obtain renters insurance and shall furnish Lessor with a copy of the certificate of insurance within ten (10) days.

INSURANCE: Lessee(s) covenants that lessee(s) shall protect by adequate insurance any "liability and personal property" injury or damages from whatever cause to lessee's person or property of those on the premises with the consent of Lessee. Lessee shall indemnify and hold Lessor harmless from any claims arising from such injury or damage, but this provision shall not be construed to relieve Lessor of any liability to Lessor imposed by law.

INDEMNIFICATION: Lessee(s) shall release from any and all liability, and indemnify the lessor, the lessor's agents from, and against all losses, expenses, and liabilities incurred by lessee(s), lessee(s)'s agents or guests. Lessor shall not be responsible for damages caused by, or resulting from malfunction of any plumbing, electrical, or other obstructions, nor for nay injury or damage to personal property of lessee(s), lessee(s)'s agents or guests.

SUBLEASE: A sublease is prohibited without the express consent of the lessor in writing.

ABANDONMENT: Lessor may legally take action to remove property from the leased premises, and to restore and dispose of property considered to be abandoned, and apply said funds to any money due to lessor by the lessee(s), its agents or guests.

TERMINATION OF LEASE: Lessee is required to provide a written notification to the Lessor, 30 days prior to termination of said lease. The lease will automatically be renewed to a month to month lease by lessor upon notification of the lessee if lease is not terminated. If lease is terminated the lessee is still required to provide a written notification to the Lessor, 30 days prior to vacating the premises.

EARLY TERMINATION: In the event the resident terminates the lease prior to the termination date, as stated herein, the resident agrees to pay such charges as requested for the lease termination. These charges may include, but are not limited to (1) payment of rent until apartment is rented, (2) loss of deposit at move out, (3) payment of lease in full at move out. Payment of the early termination requirement does not release the resident from any damages to the apartment as a result of his/her occupancy. Lessee shall be responsible for all legal fees and any other fees or expenses to re-rent this apartment.

ASSIGNMENT: Lessor may assign this lease or any of its rights at anytime, or may mortgage, or execute a deed of trust covering all, or part of these premises. Lessee(s) shall not assign this lease, nor release any liability for the full performance of this lease.

BREACH OF CONTRACT: This lease is null and void if rent is not paid on due date, there is illegal use of these premises, legal proceedings against lessee(s) to levy or dispose of lessee(s)'s leasehold interest in leased premises. Lessor will have right to sue for rent, enter and take claim for all damages. If lessor pursues legal remedies, lessee(s) is liable and responsible for: all past due rent and other charges, all additional rent accrued until the expiration of the term of said lease, all late charges, all expenses incurred by lessor for cleaning, painting, and repairs due to negligence of lessee(s), all court costs, all attorney fees, incurred by lessor, and a collection fee equal to 25% of judgement amount and all additional expenses and fees.

BREACH BY LESSOR: Lessor must comply with all laws, which affect a lessee(s)'s safety. Lessee(s) may give written notice to lessor to identify any such condition on said premises, and allow a reasonable amount of time to correct any such condition. Lessee(s) shall not have the right to terminate this lease because of conditions caused by negligent or intentional acts of lessee(s) its agents, or guests.

WITHOLDING OF RENT: Lessee(s) may not withhold rent because of conditions on said premises, unless written notice has been given and lessor has failed t perform the required actions, within a reasonable period of time.

HOLDING OVER: In the event tenancy is terminated for any reason provided in this agreement, and you shall remain in possession thereafter, you shall be considered a hold-over tenant and we shall have the right to remove you and your possessions from the premises as provided by law in order to regain possession of the premises.

RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, you must notify and receive approval of this agreement. Until approval is given, you will be held responsible for any damages or cost incurred. Lessor shall avail himself of all rights and remedies to which he is entitled by law.

NOTICES: All notices required by this lease shall be in writing and delivered either in person or by mail by either party.

GOVERNING LAW: This lease is entered into under the laws of the Commonwealth of Virginia. This agreement and any attached addendums constitute the entire agreement, and no oral agreement form either party is binding upon the lessor and/or lessee(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

Lessee hereby affirms that he or she military service.	IS	X_IS NOT	a member of any branch of the
Lessee hereby affirms that he or she			
This agreement is hereby accepted by the	he part	ies below on this	nate: vo io
Lessee			
SS#			
Employer			
Lessee			
SS#			
Employer	2		
Lesson: TR Properties Inc.			
Miness  A stombed 18.	2 10/5		

To: Owners, and Tenants & Purchasers of Housing Constructed before 1978

# Notification

Watch Out For Lead-Based Paint Poiso

This property was constructed before 1978. There is a possibility it contains lead-based point. Please read the folioed paint poincoing.

#### Sources of Lord Board Rains

The interiors of older homes and apartments ofice have layers of lead-based paint on the walls, colings, window sills, doors and door framer. Lead-based paint and primers may also have been used on outside porther, railings, garages, fire escapes and lamp posts. When the paint chips, flakes or pecis off, there may be a real danger for belies and young children. Children may cut paint chips or chew on painted railings, window silk or other items when purents are not around. Children can also ingest lead even if they do not specifically est paint chips. For example, when children play in an area where there are loose paint chips or dust particles containing lead, they may get these particles on their bands, put their bands into their mouths and ingest a dangerous amount of lead.

#### Hazards of Lead-Rosed Paint

Lead possessing is dangerous - especially to children under the age of seven (7). It can even-

# Symptoms of Lead-Rened Paint Poisoning

Has your child been especially cranky or irrinbie? Is he or she canng normally? Does your child have stomachaches and voming? Does he or she complain about headaches? Is your child unwilling to play? These may be signs of lead poisoning. Many times though, there are no symptoms at all. Because there are no symptom does not mean that you should not be conif you believe your child has been exposed to lead-based paint.

Advisability and Availability of Blood Land Level Screenin

If you suspect that your child has caten chips of paint or someone told you this, you should to your child to the doctor or clinic for terring. If the test shows that your child has an elevated blood lead level, treatment is available. Contact your doctor or local health department for help or more information. Lead acroming and treatment are available through the Medicaid Program for those who are digible. If your child is densified as having an elevated blood lead level you should immediately notify the Community

Development or other agency to which you or your landford is applying for rehabilization unistance so the necessary steps can be taken to tog your unit for lead-based paint hazards. If your unit does have lead-based paint, you may be elimble for assistance to abuse that becard.

## Processions to Take to Provent Lond-Ber Paint Poisoning

You can avoid lead-based paint poisoning by performing some preventive maintenance. Look at your walls, coilings, doors, door frames and window sills. Are there places where the paint is poeling flaking chipping or powdering? If so, there are some things you can do immediately to play a major tole in the pre protect your child:

- (a) Cover all furniture and appliances;
- (b) Get a broom or stiff brush and remove all loose pieces of paint from walls, woodwork, window wells and ceilings
- (c) Sweep up all pieces of paint and planter and put them in a paper bag or wrap them in sevepliper. Put these packages in the trast can. DO NOT BURN THEM
- (d) Do not leave paint chips on the floor in window wells. Damp mop floors and window silk in and around the work area to remove all that and paint particles. Keeping these areas clear of paint chips, dust and dirt is easy and very important; and
- (e) Do not allow loose paint to remain within your children's reach since children may pick loose paint off the lower part of the walls.

# owner Plaintenance and Treatment of and-Based Print Harmits

As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and exterior boles or breaks may admit rain and dampoess into the interior of your home. These conditions damage walls and collings and cause paint to peel, crack or fake. These cooditions should be corrected immediately. Before repainting all surfaces that are pecting cracking chipping or loose should be thoroughly cleaned by scraping or brushing the loose paint from the surface, then repainted with two (2) cours of nonleaded paint Instead of scraping and repainting.

the surface may be covered a ing or sanding a deat at creat such as wellboard, sopram, o becardour. The dust can come breathing it or swallowing it. peint removes could create a which may cause postoning is long period of time. Wheneve removal of load-based paint a when there are no children o on the premiers. Simply pain lead-based paint surfaces do the becard. Remen aber that doning. Your actions so the lead problem can make

Terrest and Homebuyer Ra You should immediately not office or the agency through cing powdering or poering p from plumbing or a defective

Entitied "Watch Dut for L

18-Date

Print Full Hame

Signanue

# Supplemental Information:

For general information or to obtain copies of the final rule, pamphlet or background materials, contact the National Information Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-1192. You also contact our office at 1-804-783-6731 (Housing Management Special Programs) for asistance.

****	******		***************************************	***************************************	***************************************
	DIS	sclosure of inform.	LEAS: A'TION ON LEAD-	E ATTACHMENT : BASED PAINT AND/OR	LEAD-BASED PAINT HAZA
Hoi	ialng Ialng	WARNING STATE YE built before 1978 may contain Lead exposure is especially, the presence of known lead-ba dpampilles (an lead polyoping)	lead-based paint   Lea	d front paint, paint chips, and ren and pregnant women! Be ased paint hazards in the dwo	dust con pose ilealth lazzade if not occirenting pre-1978 housing less illing Lessees nustralsoreceive à f
LE	SSÇ	DR'S DISCLOSURE			
A	Pre	sence of lead-based paint and/o	r lead-based paint haz	nrds [Check (1) or (2) below]:	
	1.	☐ Known lead-based paint a	nd/or lead-based paint	hazards are present in the hor	using (explain).
		:			
	2,	Lessor has no knowledge	of lead-based paint an	d/or lead-based paint hazards i	n'the housing.
B.	Rec	cords and reports available to th	c lessor [Check (1) or	(2) below]:	
	1.	Lessor has provided the le	ssee with all available below):	and reports pertaining to lead	1-based paint and/or lead-based pair
	GEN	Lessee has received copies of Lessee has received the pamp T'S ACKNOWLEDGMEN	NT (initial)  all information listed  bhlet <i>Protect Your Fam</i> 'T (initial)	above. nily from Lead in Your Home.	ed paint hazurds in the housing.
Th	s fol	ed is true and accurate.		and certify, to the best of their	knowledge, that the information the
	SSOF		9-18-15 Dais	Lessor	Date
	SSCC		9-[8-15] Date	Lessee	· Date
	gent		Date	Agent	Date
n	Dam				