#### 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).

08h	221	. 主. 立、畫
This lease agreement is made this 9 November & Lessor and	and between TR Pro	perties, Inc., <u>Lessee</u> (s),
at the following address:		est 🌓 ju
Martinoville, Va 24112		
		<u>.</u>
This lease shall commence for the term of one-year beginn on $1/-8-22$	$\log on \frac{11-9-21}{1}$	and ending
RENT: The lessee(s) agrees to pay the rent of \$ 495.	00 due and payal	ole in twelve (12)
monthly installments (\$ 5940.00). Payment is due on the percent (10%) is charged and accrued if rent is not re-	ie first day of said lease. A ceived by Lessor within five	late charge of e (5) days of the
due date. Rent shall be mailed to TR Properties, Iac., P. or delivered in person to 25 Broad St, Suite 2A, Martinsvi	lle, VA 24112.	/ A 24115-3505,
		, second
PRO-RATED RENT: The rent will be pro-rated for the n 3.30.00. The rent amount of \$ 495.60 will	nonth of <u>November</u> be due on the first of <u>Ho</u>	in the amount of mklrand
every month afterwards.		
BAD CHECKS: All returned checks shall be charged \$45 fee as charged to us by the bank. This charge is in addition	n to any late charges. Less	\$5.50 handling sor shall have the
option to request payment by cash, cashlers or certified cl	neck.	
SECURITY DEPOSIT: Lessee(s) agrees to pay an additi	onal sum of \$ 495.00	as a security
deposit. This is due at lease commencement unless other as security for the full and faithful performance of the ter limited to, but including the return of the leased premises lease, together with all keys, fixtures, appliances, furnishi same condition as when received, reasonable wear, except security deposit from the rental payment for the last mon Upon termination of lease, or vacating of premises, lessor damages shall be deducted from the security deposit. All In the event the security deposit is insufficient to cover all lessee(s) agrees to pay for all additional costs and charges these charges. Lessee agrees that the security deposit ma agent of these premises, and release present lessor from a deposit.	mis and conditions of this a to the lessor at the end of ngs, etc., as noted in said le ted.: Lessee(s) have no righ th of any term of this Leas has the right to inspect the cleaning necessary shall al leosts incurred by lessor fo due lessor promptly upon y be transferred to a new o my, and all, further liabilit	greement, not the expiration of asse, and in the to deduct the e Agreement. ese premises. All so be deducted. or the above, presentation of wner, lessor, or y of this security
WAIVER OF HOMESTEAD AND / OR POOR DEBTO Agreement, Tenants agree to waive Homestead and / or l	R'S EXEMPTION: for the Poor Debtor's Exemption a	e purposes of this s provided under
Virginia Law.	Initial	
PERSONAL PROPERTY: The following personal prop	erty is included:	
Range (1) Refrigerator (1) Dish Washer (1) Heat	Pamp ( )	
Corboge Disposal ( ) Air Conditioner (/) ( ) Was	her and Dryer	
I essee responsible for maintenance on Dish Washer, Ga	rbage Disposal, and Wash	er and Dryer
UTILITIES: Lessee(s) shall be responsible for all utiliti	es unless expressly specifie	d in writing by
Water & Sewer & Trash Pick-Up (L) Electricity (L) Lessor (X) Lessee(s)  Page 1	Heat (√) Gas (↑) A	ICA Depresario

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 may 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'.

a member of any branch of the

Lessee hereby affirms that he or she \_\_\_\_ IS \_\_\_\_ IS NOT

Date

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Lessee hereby affirms that h military service.	e or she I	s <u>I</u> s	SNOT a	nember	of any br	anch of the
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This agreement is hereby acc	epted by the pa	rties below	on this dat	.e: <u> </u>	-4	
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Lessee				3		odgesteddis odd or
SS#					·····	
Employer						
Lessee						r v
SS#						
Employer /	//					
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Lessor: TR Properties, Inc.						,,,,,,
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Witness // - 9 - 2/						
		and the second second				

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

# otification

Watch Out For Lead-Based Paint Poison

ced-based paint possesing.

That property was constructed before 1978. There is a possibility is contains lead-based point. Please read the following informer

#### Source of Lord Based Paint

The interiors of older bosses and aparties other have layers of least-based point on the walls, colings, wasdow alls, doors and door framer. Load-based paint and primers may also have been used on counde porcher, militage, grrages, for excepts and lamp posts. When the paint chips, fisher or pecis off, there may be a real danger for believe and young children. Child rea may our paint chips or chem on passed milings, readow silk or other items when p are not around. Children can also ing even if they do not specifically out paint chies. For crample, when children play in an area where there are loose paint chips or their pastder constitutely lead, they may get these particles on their bands, put their bands into their and ingest a denteriors amount of lead

#### Hatonda of Lead-Bened Pales

Lead possessing is the general - especially to children under the age of seven (7). It can esevez dezib

#### Symptoms of Lond-Board Pales Pole

Has your child been especially cranky or interble? Is he or she cating normally? Done child have monuclastics and voming? Done let or the complete about benefaction? It year child comiling to play? These stay be neget of lead possessed, Many times though, these are no sympasses these are no sympasses. does not many that you should not be or il you believe your child has been exposed to load-based paint.

Advisibility and Availability of Blood Land Level Scre

If you suspect that your child has exten chips of paint or someone told you thin, you should into your child to the doctor or clinic for making. If the text shown that your child has an ch blood lead level, treatment is available. Com your dozor or local bealth department for bids or more information. Lend according and in more are available through the blestimed Pr gram for the gram for those who are digitie. If your child electrical at having an electrical blood head to your should immediately actually the Communi-

Development or other spency to which you or your leadhood is applying for otherslanders en 10 tha 2000 inglyour next for lead-based paint herents. If your was does have lead-based paint, you may be eligible for assistance to about that become

Proceedings to Take to Provent Land-Base

You can spend lead-based paint possessing by perferring some preventive maintenance. Look at your walks, collings, door, door frames and weatow sile. As there places where the paint is posting fishing chipping or postdering? If so, there are some things you can do immediately to protest your child:

- (a) Cover all furniture and appliances.
- (b) Get a buttom or still brush and remove all lones pasces of paint from walk, woodwork, window work and collings:
- (c) Sweep up all perces of paint and planer and put them in a paper bag or wrap them is news-player. For these packages in the trans can. DO NOT BURN THESE
- (d) Do not have paint chips on the floor is wiedow wells. Demp mop floors and window lls seed assessed this work areas to response all that and paint particles. Looping these areas clear of paint chips, dust and dist is easy and very important and
- (c) Do not allow loose paint to remain within your children's reach more children may pick locat paint of the lower part of the wells.

Hamsowner Meistenner i Lead-Reset Paint Hernste nce and Trespenses of

As a bossessmer, you should take the necessary ness to teen your home in good shape. Wester bests from faulty plumbing, defective roofs and exercise boles or breaks may admit rain and es isso the interior of your house. The conditions damage walls and culture and cause paint to puck, crack or lake. These conditions alings and cause MA be corrected immediately. Before requireing, all serisors that are porting, cracking, chippany or loose should be thosoughly closed by screening or brushing the loose pass from the sur-tion, then repeated with two (2) cross of son-leaded penal. Instead of screening and repetiting.

the series may be someon with the narione may be present and such as well-point, Expense, or a chart when lead-thened point is no long of manifest, a dast is Granted beautique. The chart can come it becauting it of seval dense of the chart of the country of the chart o which may cause postung if it is long period of time. Whenever removal of lond-basical point the when the manual point in the parameter of the period basical point point in the period basic point point in the period basic point in the period basical point point in the period basical point poin les les projes es poix s

daya Bee

You should immediately nearly office or the spency through we cleaned your home if the test is care, powdering or pecking pass from planning or a defective to operate with that office's effect

L I have received a copy of NICE DIVIDE LONG

Print Full Hair

## Supplemental Information:

Information Clearinghouse (NLIC), toll free, at (800-424-LEAC also contact our office at 1-804-783-8731 (Housing Managem	IN ME MAY PROGRAMME IN IL	- LILLIA - LINNOL ACK ALIAM LA
***************************************	***************************************	
Lease at Disclosure of information on lead-basi	TACHMENT I	LEAD-DASED PAINT HAZA
LEAD WARNING STATEMENT  LEAD W	rpaint, point chips, and d prepant yomen libels	lust can pose lesiun uezarda ifizac La Fening pre-1978 (Colona
and the state of t	paint hazards in the dwel	ing Lecter nuries of eceiver of
LESSOR'S DISCLOSURE		
A. Presence of lead-based paint and/or lead-based paint huzards [	Check (1) or (2) below]:	
I.   Known lead-based paint and/or lead-based paint hazar	ds are present in the hou	sing (explain).
2. Lessor has no knowledge of lead-based paint and/or le	ad-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 r in the housing (list documents below):</li> </ol>	eports pertaining to lead	based paint and/or lead-based pain
2. Lessor has no reports or records pertaining to lend-has	cul naint and/or lend-base	d paint hazards in the housing
LESSEE'S ACKNOWLEDGMENT (initial)	And heart with and think hims	m birlitt illingi on ill one consession
Lessee has received copies of all information listed above.		
Lessee has received the pamphlet Protect Your Family fro	· *	
AGENT'S ACKNOWLEDGMENT (initial)		
Agent has informed the lessor of the lessor's obligations u	ınder 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.	tify, to the best of their k	nowledge, that the information they
Signatures:		
11-9-21		
Lessor Dain 19/21	Lessor	Date
Lessee Date	Lessee	Date
Apont Date	Agent	Date

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

PET ADDENDUM TO I	LEASE AGREEMENT
The Lessee(s)	
at 212 College Alice+	residing
the following lease addendum with TR Pro	agrees to
the pet listed below. No other pet (pets) shall	
<u>000</u>	u ne anowed.
If said pet is kept outside, it must be kept in attended when outside of the pen. A copy of must be furnished to the Lessor. The pet muneighbors' peaceful enjoyment of their prenallowed.	the vaccination record, tags and license
The Lessee(s) will be responsible for exterm cleaning the carpets and flooring. No odor stermination of lease, the carpets and flooring carpets and flooring do not pass inspection the carpet o flooring is damaged, it will be treplace the carpet or flooring and reimburg may have occurred. All of the above costs with security deposit.  The Lessee(s) will be responsible for any and Lessor harmless from any and all liabilities	in all be permitted or allowed. Upon ag must be professionally cleaned. If the after being professionally cleaned, or if the responsibility of the Lessee(s) to the the Lessor for any other damages that will be required to be paid over and above
A violation of the conditions set forth in thi of this Lease and the Lease shall be considered the right to pursue legal remedies and hold all charges incurred by the Lessor.	red null and void. The Legger should
This addendum is complied with on	1-9-2/
Lessee	Lessee
Social Security Number	Social Security Number
	COURT DOCETTY TARMONT

Witness

Lessor /T R Properties, Inc.

# Tenant Resources

#### §44-209, Code of Virginia (effective April 22, 2020)

This new statute provides that any tenant who is a defendant in an unlawful detainer for nonpayment of rent shall be granted a 60-day continuance of such unlawful detainer action from the initial court date if the tenant appears on such court date and provides written proof that he or she was affected by the novel coronavirus (COVID-19) pandemic public health crisis during the period for which the Governor has declared a state of emergency (the Emergency)

"Affected by" means to experience a loss of income from a public or private source due to the Emergency, such that the affected party must request a stay or continuance, as applicable, by providing written proof to a court stating that he is not currently receiving wages or payments from a public or private source as a result of the Emergency.

"Written proof" means (i) a paystub showing zero dollars in earnings for a pay period within the period for which the Governor has declared a state of emergency (the Emergency) in response to the novel coronavirus (COVID-19) pandemic public health crisis, (ii) a copy of a furlough notification letter or essential employee status letter indicating the employee's status as nonessential due to the Emergency, or (iii) any other documentation deemed appropriate by a court or lender.

The provisions of this act shall expire 90 days following the end of a state of emergency declared by the Governor in response to the novel coronavirus (COVID-19) pandemic public health crisis.

The 60-day continuance provided by this statute shall run concurrently with any period of eviction protection provided by any other state or federal law.

#### Statement of Tenant Rights and Responsibilities:

Tenants are advised that, as of July 1, 2020, §55.1-1204, <u>Code of Virginia</u>, states that "the landlord shall not file or maintain an action against the tenant in a court of law for any alleged lease violation until he has provided the tenant with the statement of tenant rights and responsibilities." The statement of tenant rights and responsibilities under the Virginia Residential Landlord and Tenant Act has been developed by the Department of Housing and Community Development and is posted on the Department's website (www.dhcd.virginia.gov) pursuant to §36-139.

# The Virginia Department of Housing and Community Development (DHCD)

DHCD is committed to creating safe, affordable and prosperous communities to live, work and do business in Virginia. Additional resources regarding landlord and tenant issues may be found on the DHCD website at www.dhcd.virginia.gov.

# Legal Advice and Representation

Tenants with questions are encouraged to contact an attorney for advice and/or representation. The Virginia Legal Aid Society provides free legal advice and representation to qualifying individuals and can be contacted by phone at (434) 799-5739 or on the internet at www.vlas.org.



# Virginia Statement of Tenant Rights and Responsibilities as of July 1, 2020

This is a summary of tenants' rights and responsibilities under the Virance modify year lease or Virginia law. A lease cannot give up a serious in a legal advice. Tenants with questions are encouraged to contact these are valegalará erg/find-legal help.

anal Landlord and Tenani Act. This summary does not the mountain below is not intended as ouram at (866) 534-5234 or

Tenant Rights

Tenants may be charged a nonrefundable application fee of no more than \$50 (not including third party costs for a background check) and a refundable application deposit. If the tenant does not rent the unit, the application deposit must be returned, minus any actual costs or damages. (§55.1-1203)

Written lease:

Under the VRLTA, a landlord is required to provide a tenant a written lease. If a landlord fails to do so, the VRLTA still protects a tenant by establishing a statutory lease between landlord and tenant for 12 months not subject to automatic renewal. (§55.1-1204)

Disclosure:

A landlord must reveal certain information to the tenant, including any visible evidence of mold (§55.1-1215), the name and address of the owner or property manager (§55.1-1216) and notice of sale or foredosure of the property. (§§55.1-1216, 1237).

Security Deposit:

A landlord may require a security deposit of up to two month's rent. Within five days of move in the tenant has a right to object to anything in the move in report. The tenant also has a right to be present at a move-out inspection, which must be made within 72 hours of delivery of possession. (§§55.1-1214, 1226)

Receipts:

Upon request, a tenant is entitled to a written receipt of rent paid by cash or money order. Upon request, a tenant is entitled to a written statement of all charges and payments over the past 12 months. (§55.1-1204(D), (I))

Privacy:

A landlord may not release information about a tenant without consent, except under certain conditions, which are generally when tenant information is already public. (§55.1-1209)

Fit and Habitable Premises:

A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. (§55.1-1220) To enforce the right to get repairs, a tenant must be current in rent, give the landlord written notice and wait a reasonable period. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. This must be filed no later than five days after rent is due. There is no rent withholding in Virginia, except under repair and deduct. (§55.1-1244)

Repair and Deduct:

If an issue on the property affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 day after written notice from the tenant, the tenant may contract to have the repair done by a licensed contractor at a cost of not more than 5° Or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. (§.

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. (§§55.1-1245, 1252). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days. (§44-209)

Redemption (Pay & Stay):

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to two business days before the Sheriff's eviction and have the eviction cancelled. A tenant may use one of these rights only once in a 12-month period. (§55.1-1250)

# **Tenant Responsibilities**

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. (§55.1-1204)

If rent is not paid on time, the tenant must pay a late fee if the lease requires one. A late fee can be no more than 10% of the monthly rent, or 10% of the unpaid balance, whichever is less. (§55.1-1204(E))

insurance:

A tenant may be required to have and pay for renter's insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

Access:

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlord's request is unreasonable. Unless impractical due to an emergency, the landford must give 24-hours' notice of maintenance. If the tenant requests maintenance; notice is not required. (§55.1-1229)

Maintain Fit and Habitable Promisos:

The tenant must keep the rental unit as dean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of visible mold and use reasonable efforts to prevent moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. (§55.1-1227)

Fair Housing:

The tenant may have a right to file a fair housing complaint if the landford or property manager violates the Virginia Fair Housing Act. (§36-96.1 et sea)

**COVID-19 Relief:** 

A tenant not getting paid due to the state of emergency declared by the Governor for the COVID-19 virus can get an eviction lawsuit for nonpayment of rent postponed for 60 days by showing up on their court date and providing written proof within 90 days after the Governor ends the declaration of emergency. (§44-209)



# Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

CO ON TO LOCAL LICENS COMPANY	de of Virginia, the undersigned parties hereby adarowledge	2
- Z/0	2 College Street #	112
- / A	Mys Const.	
- Hard has presided to the Tenant	and the Tenant has received the Statement of Tenan	rt Rights and Responsibilities developed by
inia Decartment of Housing and Co	Illinial Dasaidhtiain min hasan an us naman 17	ncd.virginia.gov/landlord-tenant-resources
swant to Section §36-139 Code of Vir	ginia.	
	T. G. Balabanis	11-8-2
	Printed Name	Date
andlord Signature	$\mathcal{L}_{\mathcal{L}}}}}}}}}}$	
	Christine Har	vey 11-8-2/
andlord Agent (if applicable)	Printed Name	Date
		11-8-21
Tenant Signature	Printed Name	Date
Total Control of the		
7	Printed Name	Date
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		Section 1.
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	androne a transfer of the second of the seco	
Tenant Signature	Printed Name	Date 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 11-12-2

Lessor and at the following address:

		<u>.</u>
MARTINSVIlle VA 24112		
This lease shall commence for the term of one-year begin	ming on ///12/2/	and ending
on 1/1/1/2-2	ining on 1111	and chang
RENT: The lesses(s) agrees to pay the rent of \$ 49.5	TAO due and now	able in twelve (12)
monthly installments (S. 5 4 40 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 r due date. Rent shall be mailed to T R Properties, Iac., P	eceived by Lessor within fi	ve (5) days of the
or delivered in person to 25 Broad St, Suite 2A, Martins	ville, VA 24112.	
PRO-RATED RENT: The rent will be pro-rated for the	month of NUMAN BE	_in the amount of
97. The rent amount of \$ 495,00 will every month afterwards.	I be due on the first of $D_{-}^{2}$	mgbz and
every mouth ancewards.		14.5
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 addit	ion to any late charges. Le	ssor shall have the
option to request payment by cash, cashlers or certified	cheek.	
	10c	10
SECURITY DEPOSIT: Lessee(s) agrees to pay an addition deposit. This is due at lease commencement unless other	nonal sum of 5 7 70 r arrangement is made. Th	as a security is denosit is held
as committee for the full and faithful nerformance of the U	erms and conditions of this	agreement, not
limited to, but including the return of the leased premise lease, together with all keys, fixtures, appliances, furnisi	er to the lessor at the end of	the expiration of
title of when regarded reseasethis west sice	nted. Lessee(s) bave no rig	nt to deduct the
demosit from the rental navment for the last mo	inth of any term of this Les	se Agreement.
Upon termination of lease, or vacating of premises, lesson damages shall be deducted from the security deposit. A	It cleaning necessary snau	uso de deducted.
- A COVER I	an corts incurred by ressur-	ioi the above,
In the event the security deposit is insulated lessee(s) agrees to pay for all additional costs and charg these charges. Lessee agrees that the security deposit in	es ane lessor deumbuy udv	ii brezentation of
these charges. Lessee agrees that the security deposit in agent of these premises, and release present lessor from	any, and all, further liabil	ity of this security
deposit.		
마이트 이 그 시네워드라 살아보니?		radio de la companya
WAIVER OF HOMESTEAD AND / OR POOR DEBTA Agreement, Tenants agree to waive Homestead and / or	OR'S EXEMPTION: for the Poor Debtor's Exemption	e purposes of this as provided under
Agreement, Tenants agree to waive Homestead and Avi Virginia Law.		
AilBuin paw.	Initial _	
PERSONAL PROPERTY: The following personal pro	perty is included:	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
PERSONAL PROFERIT.		
	A Primer ( )	
Range ( Refrigerator ( Dish Washer ( Hes	it Pump ( )	
Air Conditioner () () Wi	nt Pump ( ) Asher and Dryer	
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Garbage Disposal ( ) Air Conditioner ( ) ( ) Wire Lessee responsible for maintenance on Dish Washer, CUTILITIES: Lessee(s) shall be responsible for all utilities.	it Pump ( ) asher and Dryer Sarbage Disposal, and Was ities unless expressly specif	led in writing 27
Garbage Disposal ( ) Air Conditioner ( ) ( ) Wire Lessee responsible for maintenance on Dish Washer, CUTILITIES: Lessee(s) shall be responsible for all utilities.	it Pump ( ) asher and Dryer Sarbage Disposal, and Was ities unless expressly specif	led in writing 27
Garbage Disposal ( ) Air Conditioner ( ) ( ) Wire Lessee responsible for maintenance on Dish Washer, CUTILITIES: Lessee(s) shall be responsible for all utilities.	it Pump ( ) asher and Dryer Sarbage Disposal, and Was ities unless expressly specif	led in writing 27
Garbage Disposal ( ) Air Conditioner ( ) ( ) Wi	it Pump ( ) asher and Dryer Sarbage Disposal, and Was ities unless expressly specif	
Garbage Disposal ( ) Air Conditioner ( ) ( ) Wire Lessee responsible for maintenance on Dish Washer, CUTILITIES: Lessee(s) shall be responsible for all utilities.	it Pump ( ) asher and Dryer Sarbage Disposal, and Was ities unless expressly specif	led in writing 27

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 compiliance 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 head responsible for the quality 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 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 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: Lessec(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 lessec(s), heirs, or executors or either party, in accordance with the 'Virginia Residential Landlord Act'.

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Lessee hereby affirms that he or she

Lessee hereby affirms	that he or she_	IS _	IS NOT	a member of any b	ranch of the
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This agreement is here	by accepted by	the parties	below on this	iate:	<u> </u>
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IC CHARGE and Tomors & Perchants of Housing Constructed before 1978

# Otification

Watch Out For Lead-Based Paint Poison

That property was constructed before 1978. There is a possibility is contains lead-based point. Plants read that base

#### Source of Lord Based Point

The interiors of older homes and appear other have layers of least-based paint on the wall, crimes, madow all, doors and door transer, lead-based post and promet may also have been used on counse postner, resings, garages, first excepts and lamp point. When the paint chape, flatter or posts off, there may be a real deager for below and young dealths. Con-ten may say paint chaps or chars on passing ma-negs, wandow allk or other steem when passing are not around. Children can also insues even if they do not specifically as: paint chiqu. For example, when children play in an area where there we prose have come on quee hou the containing lead, they may the those pe Less to tenous especials a tagui bus

#### Harmes of Land-Board Print

Lead prisoning it disagraphs - especially to children under the age of seven (7). It can on mally come metal conscious, bindess age GEN ČENIA.

#### Symptom of Logi-Bend Pain Pain

that your child been experient to be? In he or she cause some by? Done you Has your child been especially creaty or jest child have storacheches and women! or the complete about benderical? It ye causiling to play? These may be now of lead postering. Many times though, these are no symptoms at all. Became there are no sympto-docs not mean that you should not be contains if you believe your child has been expensed to load-based paint.

Advantably and Availability of Black Land Level Services

If you suspect that your child has easen chings of passes or nomenous told you thus, you standed take your child to the doctor or clinic for busing. If the test shows that your child has an obsessed. blood lend level, manager is available. Com your doctor or local bealth department for Of most information Level 1 (1994) gram for those was us dispute. I your disputed in business on dispute it had been post assetted to be the company of the compa

Or Ohio Army D which you or - The Republic for residence or 10 to be because you are termination of the processory store one for taken to been any fore least-transit point hereafte. If your most down have least-transit point, you may have the down have least-transit point that heavied.

# E to Take to Provide Local-Board

You can send lead-based pass presenting by performing costs preceding measurements. Look it your rath, cathagt door, door finness and tor site. As there places where the paint of pening fairing chipping or powdering? If so, there are some things you can do immediately to protest your child:

- (a) Cover all formature and applicances:
- (a) Core as formation and applicances:

  (b) Get a business or stell break and remove all
  across paces of passet from walls, woodword, with
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  (c) Sessing up all passes of passet and plaster and
  put these as a passe bag or wrop these at across
  player. For these packages at the mass case. DO
  NOT BURN THERE.
- (d) Do not have paint chips on the foor is ion wells. Described more form and weather alls in that extend the work may to present all that and point pantice. Known there are a clear of point chaps, that and der is easy and very implement and (c) Do any allow loose pant to remain within
- your children's much sace children may pick long paint of the lower part of the walk.

# Benefit and Manager and Transmit of Lord Book Palet Benefit

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The surface may be on such as the surface of the su that where less those of prices is no long or matches. It there is consisted to the large of the control of the

You should immediately actify of the control of the ignary through we would not be the control of the control of Channes years make of the next he Cing, possible of parting years from plansbest, or a defective so tros planting, or a deficitive so operate with that effect's effort.

C I have required alcopy of

Date

enthiements information:			
For general information or to obtain copies of the final rule; p information Clearinghouse (NLIC), toll free, at (600-424-LEA also contact our office at 1-804-783-6731 (Housing Managem	namphiel or background r D) or FAX requests to the nent Special Programs) (	naterials, conta a NLIC at (202) or asistance.	ct the National 859-1192. You
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THE TOWN REVINCE SHAPE AND THE TOWN IN T	n paint paint chips, and d of presnant women. Bels paint liazards in the dwell	usi can nasa hasi	
LESSOR'S DISCLOSURE			:
A. Presence of lead-based paint and/or lead-based paint luzards	ICheck (1) or (2) belowle		
i. 🗌 Known lead-based paint and/or lead-based paint haza		na (svolain)	
	The second of the second	ug (espiam).	
2. A Lessor has no knowledge of lead-based paint and/or le	ad-based paint hozerds in	the housing.	•
B. Records and reports available to the lessor [Check (1) or (2) be	slow):		·
<ol> <li>Lessor has provided the lesses with all available and in the housing (list documents below):</li> </ol>	reports pertaining to lead-b	ased paint and/or	lead-based pain
2. X Lessor has no reports or record			
<ol> <li>Lessor has no reports or records pertaining to lead-bar LESSEE'S ACKNOWLEDGMENT (initial)</li> </ol>	sen barut aud/or jeng-pased	paint hazards in	the housing.
Lessee has received copies of all information listed above			
그 가는 그는 그는 이 사람들은 그 사람들은 그 사람들이 가는 사람들이 가지 않아 하는 것 같습니다.		÷	•
Lessee has received the pamphlet Protect Your Family fre	oui Lead in Your Home.		
AGENT'S ACKNOWLEDGMENT (mittal)		College College	
Agent has informed the lessor of the lessor's obligations to compliance.	under 42 U.S.C. 4852 (d) a	ind is aware of hi	s/her responsibili
CERTIFICATION OF ACCURACY			
The following parties have reviewed the information above and cer provided is true and accurate.	tify, to the best of their kno	wledge, that the	information they
Signatures:			:
Lessot Date	Lessor		Date
11-12-3\ Daile	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 24 47 Ze b. 2020 and between TR Prop	erties, Inc., Lessee(s),
Lessor and: at the following address:	
2/2 CONEGE STREET APT.3	
MARTINSVILE VA. 24112	•
This lease shall commence for the term of one-year beginning on $2-27-2020$ on $2-23-2024$ .	_and ending
RENT: The lessee(s) agrees to pay the rent of \$\frac{395.00}{295.00}\$ due and payable monthly installments (\$\psi \psi \frac{176.83}{100}\$). Payment is due on the first day of said lease. A latten percent (10%) is charged and accrued if rent is not received by Lessor within five due date. Rent shall be mailed to T R Properties, Inc., P.O. Box 3565, Martinsville, Va or delivered in person to 25 Broad St, Suite 2A, Martinsville, VA 24112.	ate charge of (5) days of the
PRO-RATED RENT: The rent will be pro-rated for the month of ERUARY in 84.00. The rent amount of \$ 395.00 will be due on the first of MAR every month afterwards.	the amount of
every month after war us.	
BAD CHECKS: All returned checks shall be charged \$45.00 for each return, plus a \$ fee as charged to us by the bank. This charge is in addition to any late charges. Less option to request payment by cash, cashiers or certified check.	5.50 handling or shall have the
deposit. This is due at lease commencement unless other arrangement is made. This as security for the full and faithful performance of the terms and conditions of this ag limited to, but including the return of the leased premises to the lessor at the end of the lease, together with all keys, fixtures, appliances, furnishings, etc., as noted in said lessame condition as when received, reasonable wear, excepted. Lesse(s) have no right security deposit from the rental payment for the last month of any term of this Lease Upon termination of lease, or vacating of premises, lessor has the right to inspect the damages shall be deducted from the security deposit. All cleaning necessary shall als In the event the security deposit is insufficient to cover all costs incurred by lessor for lessee(s) agrees to pay for all additional costs and charges due lessor promptly upon these charges. Lessee agrees that the security deposit may be transferred to a new or agent of these premises, and release present lessor from any, and all, further liability deposit.	see expiration of use, and in the to deduct the Agreement. See premises. All to be deducted. The above, presentation of wher, lessor, or of this security
WAIVER OF HOMESTEAD AND / OR POOR DEBTOR'S EXEMPTION: for the Agreement, Tenants agree to waive Homestead and / or Poor Debtor's Exemption as Virginia Law.	purposes of this s provided under
PERSONAL PROPERTY: The following personal property is included:	
Range ( Refrigerator ( Dish Washer ( ) Heat Pump ( )	
Garbage Disposal ( ) Air Conditioner ( Washer and Dryer Hook - a	
Lessee responsible for maintenance on Dish Washer, Garbage Disposal, and Washe	r and Dryer
UTILITIES: Lessee(s) shall be responsible for all utilities unless expressly specified	l in writing by
lessor:  Water & Sewer & Trash Pick-Up (L) Electricity (X) Heat (X) Gas (X) SE  (L) Lessor (X) Lessee(s) Page 1	EADDENEMM

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.

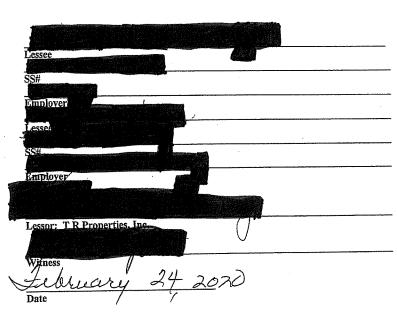
RENTAL APPLICATION: Your application for rental was relied upon in accepting you as a resident. Only persons listed on the application are permitted to live on the premises. If at any time during the term of the lease the persons living on the premises change from the persons shown on the application, 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'.

Lessee hereby affirms that he or she IS military service.	<u></u> ✓ 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: 2 - 2 + - 20 = 2.



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

# Notification

Watch Out For Lead-Based Paint Poison

This property was constructed before 1978. There is a possibility is contains lead-based paint. Please read the following informatic

#### Source of Land Band Band

The interiors of older bomes and apartments other have layers of lead-based paint on the walls, ordings, window alls, doors and door framer. Lead-besod paint and primers may also have been used on outside porches, railings, gaurier are exerter and proud bosor. Agres the paint chips, flakes or pects off, there may be a real danger for behies and young children. Child ren may cat paint chips or cheer on painted railings, window silk or other items when parents are not around. Children can also ingent lead even if they do not specifically ent point chips. For example, when children play in an area where there are loose paint chips or dust partider containing lead, they may get these particles on their hands, put their hands into their mouths, and ingest a dangerous amount of lead.

#### Hazaris of Last-Breed Pales

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

#### Symptoms of Lond-Board Paint Pointage

Has your child been especially cranky or insuable? It he or she exing normally? Does your child have normatheather and vocasing? Does ha or she complain about headaches? It your child unwilling to play? These may be signs of lead possours. 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.

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

If you suspect that your child has caten chips of point or someone told you thin, you should take your child to the docur or clinic for tening. If the test shows that your child has an elevated blood lead level, treatment in available. Contact your doctor or local health department for help or more informance. Lead screening and treatment are available, through the Machenid Proprint for those who are cligible. If your child is identified as having an elevated blood lead level you should immediately andly the Community

Development or other agency to which you or your landlend is applying for rehabilization assessance so the necessary steps can be taken to your unit does have lead-based paint hemris. If your unit does have lead-based paint, you may be eligible for assessance to abuse that begard.

#### Precautions to Take to Prevent Lond-Beard Paint Pointains

You can avoid lead-based paint possessing by performing some preventive maintenance. Look at your walls, collings, 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 sulf bresh and remove all loose pieces of paint from walls, woodwork, window wells and ceilings:
- (c) Sweep up all pieces of paint and planer and put them in a paper bag or wrap them in newsplaper. Fut 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 silk in and around the work area to remove all dust and paint periodes. 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 of the walls.

#### Floresowner Maintenance and Treatment of Load-Bessel Paint Harmets

At 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 dampsess into the interior of your home. These conditions damage walls and cellings and caised paint 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 two (2) coans of non-leaded paint. Instead of scraping and repainting.

the surface may be covered as such as wallboard, soperan, or that when leaf-hased paint is a fine or suching. It does a creater beautions. The dust as creater breating it or swallowing it. I paint removes could create a winch may cause postoning if i long period of sine, whenever item are no hidren or removed or leaf-based paint as when there are no hidren or the premises. Shapely paint leaf-based paint surfaces does have a surface a country that y pany a sampler special the previous and another are surfaced to the leaf-based point surfaces does have a sampler special surfaces. Your actions and the leaf provides and problem can associate a surface and the leaf provides and a surface a surface a surface and a surface and a surface and a surface a surface a surface and a surface and a surface a surface a surface and a surface a surface and a surface a surface a surface a surface a surface as surface

### Tenest and Homebuyer Res

You should immediately notify office or the agency through w chasing your home if the unit ! cing, powdering or pering pai from plumbing, or a defective n operate with that office's effort

Li have received a copy of minuted "Watch Dut log Les

2-24-13 Date

Print Full Hame

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Signature

## Supplemental Information:

•	Ago	nt	Date Agent Date
- Autority	Les	scc	Date Lesse Date
-	Les	sor.	2-24-2020  Date  2-24-2020  2-24-2020  2-24-2020
-	Sig	กรุโน	1es:/
			d is true and accurate.
			owing parties have reviewed the information above and certify, to the best of their knowledge, that the information they
	CE	RT	IFICATION OF ACCURACY
	¢nsı	rte C	ompliance.
			: Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibil
	AG	EN.	T'S ACKNOWLEDGMENT (initial)
			Lessee has received the pamphlet Protect Your Family from Lead in Your Home.
	en en elemente de la companya de la La companya de la co		Lessee has received copies of all information listed above.
	LE	SSE	E'S ACKNOWLEDGMENT (initial)
		2.	Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
			in the housing (list documents below):
			Lessor has provided the lesses with all available, and reports pertaining to lead based point audior lead-based point
	B.	Rec	cords and reports available to the lessor [Check (1) or (2) below]:
		2.	Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
		1.	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
	<b>A.</b> .	Pre	sence of lead-based paint and/or lead-based paint huzurds [Check (1) or (2) below]:
	LE	SSC	DR'S DISCLOSURE
	pro disc	pei) losc (ovs	Lad exposure le especially narmout lo young children and pregnant women. Before renting pre-1978 flouging, less the presence of known lead-based paint and/or lead-based paint lipzards in the dwelling. Lesses must also receive a supamphist on lead poisoning prevention:
	LE	A D	WARNING STATEMENT:  built before 1978 may contain tend based paint; Lead from paint, paint chips, and dustican pose lically luzarde line  thead exposure is especially harmful to young children and prepant women. Before renting pre-1978 flouring, less the presence of known lead-based paint and/or lead-based and prepant women.
		DL	LEASE ATTACHMENT. SCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZA
	;		
			neral information or to obtain copies of the final rule, pamphlet or background materials, contact the National ation Clearinghouse (NLIC), toll free, at (800-424-LEAD) or FAX requests to the NLIC at (202) 659-1192. You need to office at 1-804-783-6731 (Housing Management Special Programs) for asistance.
	Enc	-	neral information as to obtain materials.

# T R Properties, Inc. P. O. Box 3565 Martinsville, VA 24115-3565 276-666-1527

# Addendum to Lease Agreement

This Addendum to the Lease Agreement between T R Properties, Inc. (Lessor) and
(Lessee)
dated $2-24-2020$ which commenced on $2-24-2020$ and ends
on $\partial^2 - \partial $
Premises: Lessee hereby leases from Lessor the premises known as:
212 College STREET #3 Martinsville, VA
Term: The term of this addendum shall coincide with the Lease Agreement, beginning
on $2-34-2020$ and ending on $2-23-202$ .
T R Properties Inc. will have Southwestern Virginia Gas put the utility bill for gas
usage at 2/2 College St. #3 in our name. The tenants'
agree to reimburse
T R Properties the amount due each month and a monthly service fee of \$2.00.
All other Terms and Conditions of the Lease Agreement remain unchanged.
The above conditions are agreed upon by Lessor and Lessee. This agreement shall commende on 2-24-2026
2-24-2020
TR Properties, Inc., Lessor Date
2-24-2620
Lessee Date
2-24-2020
Witness Date