

1. Introduction to Master Residential Lease Agreement

1.1 OVERVIEW

This Master Residential Lease Agreement is made on <<Lease Creation Date>> between <<Owner Name(s)>> or current other agents of the Property’s owner (Landlord), and <<Tenants (Financially Responsible)>> (Occupant 1), _____ (Occupant 2), and _____ (Occupant 3) (all individually, “Occupant”) (collectively, “Tenant” or “Occupants”) for Lease of the Premises located in <<Unit Address>>, the County of Philadelphia, Pennsylvania (Premises).

Use of the term “Lease” in this agreement refers to the lease's initial term and any extension or renewal of the initial term unless noted.

THIS AGREEMENT SHOULD BE READ AND UNDERSTOOD BEFORE BEING SIGNED. IT IS A BINDING LEGAL AGREEMENT. IT IS RECOMMENDED FOR YOU CONSULT WITH AN ATTORNEY.

1.2 LEASED PREMISES

- a. The Landlord agrees to rent to the Tenant the Single-Family Home described as <<Unit Address>>(the 'Premises') for use as residential premises only.
- b. The Premises are more particularly described as follows: The home is an unfurnished home. Neither the Premises nor any part of the Premises will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a single-family residence.
- c. Subject to the provisions of this Lease, apart from the Tenant as agreed, no other persons will live on the Premises without the prior written permission of the Landlord.
- d. No guests of the Tenant may occupy the Premises overnight for any period of time without the prior written consent of the Landlord.
- e. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking (the 'Parking') on or about the Premises.
- f. The Landlord agrees to supply and the Tenant agrees to use and maintain in reasonable condition, normal wear and tear excepted.
- g. The Tenant agrees and acknowledges that the Premises have been designated as a smoke-free living environment. The Tenant and members of the Tenant’s household will not smoke anywhere in the Premises nor permit any guests or visitors to smoke in the Premises.
- h. Tenant acknowledges, understands, and agrees as part of this lease, that they are living as a group of persons living as a single household unit using housekeeping facilities in common within the Premises.
- i. Landlord maintains use over and is not renting, the basement or front facade area of the home. The landlord may alter the front facade of the home, including adding signage.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. Lead Paint, Residential Licensure, and Certifications

2.1 NOTICE OF ALL OCCUPANTS AND LEAD PAINT DISCLOSURE

Tenant(s) hereby notifies the Landlord and/or Owner’s Agent that the following individuals will reside at the Premises. Tenant understands that it is Tenant’s SOLE RESPONSIBILITY to inform the Landlord in writing the names of all occupants. If any of the following occupants are UNDER THE AGE OF EIGHTEEN (18), Tenant is responsible for writing each child’s name and date of birth on this Residential Lease

Agreement.

TENANT HEREBY UNDERSTANDS THAT THE FOLLOWING LIST OF OCCUPANTS AND MINOR OCCUPANT'S AGES IS COMPLETE AND ACCURATE. THE TENANT FURTHER UNDERSTANDS THAT LANDLORD IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNDECLARED OCCUPANTS AT ANY TIME DURING OCCUPANCY. IF ANY INDIVIDUAL OCCUPIES THE PROPERTY WITH THE INTENTION OF DECLARING THE PROPERTY A RESIDENCE, THE LANDLORD MUST IMMEDIATELY BE NOTIFIED IN WRITING. IF THIS INDIVIDUAL IS A MINOR (BELOW THE AGE OF 18), IT MUST BE STATED IN THE NOTICE. THE LANDLORD'S DISCOVERY OF AN UNDECLARED OCCUPANT CONSTITUTES A MATERIAL BREACH OF THIS RESIDENTIAL LEASE AGREEMENT.

Occupant(s):

<<Tenants (Financially Responsible)>>

<<Other Occupant(s)>>

<<Co-Signer(s)>>

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3. For All Residential Housing in Philadelphia

3.1 FOR ALL RESIDENTIAL HOUSING IN PHILADELPHIA

“Every lessee of any interest in residential property is notified that any residential dwelling, regardless of construction date, may have a lead water service line or lead plumbing components. Regardless of the construction date, the Lessor of any interest in residential real property is required to disclose to the lessee the known existence of a lead water service line. You are advised to read the pamphlet containing information on lead water service lines and lead plumbing components provided at the time of entering into the lease.”

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____
Initial Here

4. Certificate Of Rental Suitability

4.1 CERTIFICATE OF RENTAL SUITABILITY

The undersigned Tenant acknowledges receipt of a document entitled “Certificate of Rental Suitability” by hand-delivery on the <<Lease Signed Date>> a copy of which is attached hereto.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
Initial Here

5. Term and Rent

5.1 TERM AND RENT

The rent for Occupant 1 is for One (1) Year of occupancy in the total amount of \$Total Rent Amount for Lease Term, payable in monthly

payments of <<Monthly Rent>> on or before the first day of each and every month during the term of the Lease. The landlord may require, as additional rent, the payment of a late charge for any monthly payment not received as of the fifth (5th) day of the month. This late charge shall be \$100. The landlord may also charge Tenant a fee of One Hundred Dollars (\$100.00), for every check that is not honored by the bank on which it is drawn.

The rent for Occupant 2 is for One (1) Year of occupancy in the total amount of _____, payable in monthly payments of _____ on or before the first day of each and every month during the term of the Lease. Landlord may require, as additional rent, the payment of a late charge for any monthly payment not received as of the fifth (5th) day of the month. This late charge shall be \$100. The landlord may also charge Tenant a fee of One Hundred Dollars (\$100.00), for every check that is not honored by the bank on which it is drawn.

The rent for Occupant 3 is for One (1) Year of occupancy in the total amount of _____, payable in monthly payments of _____ on or before the first day of each and every month during the term of the Lease. Landlord may require, as 3 additional rent, the payment of a late charge for any monthly payment not received as of the fifth (5th) day of the month. This late charge shall be \$100. Landlord may also charge Tenant a fee of One Hundred Dollars (\$100.00), for every check that is not honored by the bank on which it is drawn.

All Occupants understand and accept that the Landlord reserves the right to terminate this lease prior to the end of the 12-month term without penalty or prejudice for any reason deemed appropriate by the Landlord, as long as the Landlord provides the Tenant with a 30 calendar day notice of such termination.

A BREACH OF THIS LEASE OR THE ADDENDUM ATTACHED HERETO BY ANY TENANT SHALL PERMIT LANDLORD TO BEGIN EVICTION PROCEEDINGS AGAINST ALL TENANTS AT LANDLORD'S SOLE DISCRETION. TENANTS ACKNOWLEDGE THE ADDENDUM AT THE TIME OF THIS LEASE AGREEMENT.

By initialing below, you acknowledge and agree to the terms in Section 5.

X _____
Initial Here

6. Security Deposit

6.1 SECURITY DEPOSIT

a. On or shortly thereafter execution of this Lease, the Occupant shall pay Landlord First and Last Month's Rent, plus one month's rent (the "Security Deposit"). Landlord shall waive or modify this condition via a written addendum.

b. The Landlord will return the Security Deposit at the end of each tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by law. Occupants understand that the security will not be applied to any payments of rent due or to become due.

c. During the Term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit or Last Month's Rent for any or all of the following:

i. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls: \$20.00 - \$40.00

ii. repainting required to repair the results of any other improper use or excessive damage by the Tenant: \$50.00 - \$300.00

iii. unplugging toilets sinks and drains: \$20.00 - \$50.00

iv. replacing damaged or missing doors, windows, screens, mirrors, or light fixtures: \$50.00 - \$250.00

v. repairing cuts, burns, or water damage to linoleum, rugs, and other areas: \$50.00 - \$200.00

vi. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for: \$20.00 - \$50.00

vii. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Premises or building: \$75.00

viii. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls: \$300.00

ix. replacement of locks and/or lost keys to the Premises and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys, and

x. any other purpose allowed under the law.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate

arrangements with the Landlord.

By initialing below, you acknowledge and agree to the terms in Section 6.

X _____
Initial Here

7. Quiet Enjoyment

7.1 QUIET ENJOYMENT

a. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

By initialing below, you acknowledge and agree to the terms in Section 7.

X _____
Initial Here

8. Inspections

8.1 INSPECTIONS

a. The Tenant acknowledges that the Tenant inspected the Premises, including the grounds and all buildings and improvements, and that they are, at the time of the execution of this Lease, in good order, good repair, safe, clean, and tenantable condition.

b. The Landlord reserves the right to conduct inspections or gain access to Property at Landlord's sole discretion, for showings, inspections, or maintenance issues. Landlord will provide Tenant with reasonable notice prior to gaining access. Same-day notice via text (SMS) messaging constitutes reasonable notice.

By initialing below, you acknowledge and agree to the terms in Section 8.

X _____
Initial Here

9. Renewal of Lease

9.1 RENEWAL OF LEASE

a. Upon giving written notice no later than 60 days before the expiration of the term of this Lease, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for this renewal clause and the amount of the rent. Rent shall be determined at the sole discretion of Landlord.

By initialing below, you acknowledge and agree to the terms in Section 9.

X _____
Initial Here

10. Early Termination of Lease

10.1 EARLY TERMINATION OF LEASE

a. In the event that the tenant decides to terminate this Agreement for any reason prior to the end of the 12-month term, the tenant agrees to pay a Lease Termination Fee equal to one month's rent (<<Monthly Rent>>). The Landlord may charge the Tenant or make deductions from the Security Deposit or Last Month's Rent. This fee shall be paid prior to the tenant(s) vacating the premises.

b. During the first 45 days of tenancy, the tenant can terminate the lease without a Lease Termination Fee equal to one month's rent (<<Monthly Rent>>), as long as rent payments are up to date and as long as the tenant provides a written notice of intention to vacate at least 30 days prior to the move-out date. This notification should be done via email.

By initialing below, you acknowledge and agree to the terms in Section 10.

X _____
Initial Here

11. Tenant Improvements

11.1 TENANT IMPROVEMENTS

The Tenant will obtain written permission from the Landlord before doing any of the following:

- a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
- b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Premises;
- c. removing or adding walls, or performing any structural alterations;
- d. installing a waterbed(s);
- e. changing the amount of heat or power normally used on the Premises as well as installing additional electrical wiring or heating units;
- f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Premises any placard, notice or sign for advertising or any other purpose; or
- g. affixing to or erecting upon or near the Premises any radio or TV antenna or tower.

By initialing below, you acknowledge and agree to the terms in Section 11.

X _____
Initial Here

12. Utilities and Other Charges

12.1 UTILITIES AND OTHER CHARGES

a. The Tenant is responsible for the payment of the following utilities and other charges in relation to the Premises: natural gas, internet, electricity, the tenant's proportionate sewer and cold water usage, cable, and any other utilities or charges that the Tenant initiates for their own express use. This may be amended by a written addendum.

By initialing below, you acknowledge and agree to the terms in Section 12.

X _____
Initial Here

13. Insurance

13.1 INSURANCE

- a. The Tenant is not responsible for insuring the Landlord's contents and furnishings in or about the Premises for either damage or loss, and the Tenant assumes no liability for any such loss.
- b. The Tenant is not responsible for insuring the Premises for either damage or loss to the structure, mechanical, or improvements to the building of the Premises, and the Tenant assumes no liability for any such loss.
- c. Tenant must maintain renter's insurance in an adequate amount to protect Tenant's valuables and belongings. If the Tenant fails to procure adequate renter's insurance, the Tenant bears the liability of any damage caused to the Tenant's valuables and belongings.

By initialing below, you acknowledge and agree to the terms in Section 13.

X _____
Initial Here

14. Abandonment

14.1 ABANDONMENT

- a. If at any time during the term of this Lease, the Tenant abandons the Premises or any part of the Premises, the Landlord may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, rent the Premises, or any part of the Premises, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such renting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by the Landlord by means of the renting. If the Landlord's right of re-entry is exercised following the abandonment of the premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

By initialing below, you acknowledge and agree to the terms in Section 14.

X _____
Initial Here

15. Attorney Fees

15.1 ATTORNEY FEES

- a. In the event that any action is filed in relation to this Lease, the unsuccessful party in the action will pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees.

By initialing below, you acknowledge and agree to the terms in Section 15.

X _____
Initial Here

16. Governing Law

16.1 GOVERNING LAW

a. It is the intention of the parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the Commonwealth of Pennsylvania, without regard to the jurisdiction in which any action or special proceeding may be instituted.

By initialing below, you acknowledge and agree to the terms in Section 16.

X _____
Initial Here

17. Severability and Termination

17.1 SEVERABILITY AND TERMINATION

a. If any provision of this Lease is contrary to law, whether by statute or final court decision, the provision shall be considered amended as necessary to conform to legal requirements. The rest of the Lease shall remain in full force and effect and unaffected by any such amendment.

b. The Tenant agrees that the Landlord reserves the right to terminate this lease prior to the end of the 12-month term without penalty or prejudice for any reason deemed appropriate by the Landlord, as long as the Landlord provides the Tenant with a 30 calendar day notice of such termination.

c. In the event that any of the provisions of this Lease will be held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Lease and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

By initialing below, you acknowledge and agree to the terms in Section 17.

X _____
Initial Here

18. Assignment and Subletting

18.1 ASSIGNMENT AND SUBLETTING

a. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

By initialing below, you acknowledge and agree to the terms in Section 18.

X _____
Initial Here

19. Damage to Premises

19.1 DAMAGE TO PREMISES

Tenant shall give Landlord immediate notice of any fire or casualty on the Premises. Provided that any damages due to fire or other casualty are not the fault of Tenant, Tenant's family, visitors, or other persons who are on the Premises with the permission of Tenant, the following shall apply:

- a. If the Premises are so damaged by fire or other casualty that they cannot be repaired and restored to their former condition within sixty days, this Lease shall be rescinded and all parties released from all duties and obligations under it.
- i. If the Premises are partially damaged by fire or other casualty and may be repaired and restored to their former condition within sixty days, Landlord shall make repairs and restore the Premises as soon as reasonably possible. Landlord may reenter to take possession of the Premises for the purposes of such repairs and restoration, but this Lease shall remain in effect. If the Premises are entirely uninhabitable during the period when repairs are in progress, Tenant shall temporarily vacate the Premises, and the duty to pay rent shall entirely abate during the period of temporary vacation. If the Premises are partially habitable during the period of repair, Tenant may remain in possession, but the monthly rent shall be apportioned to reflect the portion of the Premises that are uninhabitable. Landlord shall have no duty to compensate Tenant for the cost of any alternate housing procured during a period of repair, other than by means of a rent abatement or apportionment.
- ii. In case of any dispute between Landlord and Tenant concerning the amount of rent due in the event of partial destruction, Tenant agrees to pay the amount claimed by Landlord without prejudice to Tenant's right to recover any excess through appropriate legal proceedings. If Landlord is obligated to make repairs and restoration, Landlord shall be obligated only to repair the damaged structural parts of the Premises and any fixtures installed by Landlord. Landlord is not required to repair or replace any improvement, addition, or fixture installed by Tenant.
- iii. Despite any other provision in this Lease, if a fire or other casualty is caused by the act or neglect of Tenant, Tenant's family, visitors, or other persons who are on the Premises with permission of Tenant, the Tenant must pay for all repairs and other damages to the Premises and must continue to pay full rent for the balance of the Lease term. No penalty shall accrue against Landlord for any reasonable delay in repairing the Premises by reason of adjustment of insurance proceeds or other cause beyond Landlord's reasonable control.

By initialing below, you acknowledge and agree to the terms in Section 19.

X _____
Initial Here

20. Care and Use of Premises

20.1 CARE AND USE OF PREMISES

- a. The Tenant will promptly notify the Landlord via text of any damage, or of any situation that may significantly interfere with the normal use of the Premises or to any furnishings supplied by the Landlord.
- b. Vehicles that the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable, or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Parking facilities are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.

Tenant further agrees to the following:

- c. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
- d. The Tenant will keep the Premises reasonably clean.
- e. The Tenant will dispose of its trash in a timely, tidy, proper, and sanitary manner.
- f. The Tenant will not engage in any illegal trade or activity on or about the Premises.
- g. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.
- h. The Landlord will use reasonable efforts to maintain the Premises in such a condition as to prevent the accumulation of moisture and the growth of mold, and to promptly respond to any written notices from the Tenant in relation to the accumulation of moisture and visible evidence of mold.

i. The Tenant will use reasonable efforts to maintain the Premises in such a condition as to prevent the accumulation of moisture and the growth of mold, and to promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant.

j. The Tenant agrees that no signs will be placed or painting done on or about the Premises by the Tenant or at the Tenant's direction without the prior, express, and written consent of the Landlord. Notwithstanding the above provision, the Tenant may place election signs on the Premises during the appropriate time periods.

k. If the Tenant is absent from the Premises and the Premises are unoccupied for a period of four consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of this said person.

l. The hallways, passages and stairs of the building in which the Premises are situated will be used for no purpose other than going to and from the Premises and the Tenant will not in any way encumber those areas with boxes, furniture or other material or place or leave rubbish in those areas and other areas used in common with any other tenants.

m. Boots and rubbers which are soiled or wet should be removed at the entrance to the building in which the Premises are located and taken into the Tenant's Premises.

n. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

By initialing below, you acknowledge and agree to the terms in Section 20.

X _____
Initial Here

21. Maintenance

21.1 MAINTENANCE

a. The Tenant will, at their sole expense, keep and maintain the Property and appurtenances in a good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.

b. The Tenant agrees to provide the Landlord with a minimum of 72 hours of time from the instance of receiving written notice of any issue with the property, to make repairs with the Landlord's chosen maintenance professionals. Should the Tenant attempt to seek out their own professionals to make repairs to the property prior to the termination of the 72 hour grace period, the Tenant agree that they will be solely responsible for the costs of such repairs.

c. Major maintenance and repair of the Property involving anticipated or actual costs in excess of \$100.00 per incident not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's assigns.

d. Where the Property has its own sidewalk, entrance, driveway or parking space which is for the exclusive use of the Tenant and its guests, the Tenant will keep the sidewalk, entrance, driveway or parking space clean, tidy and free of objectionable material including dirt, debris, snow and ice.

e. Where the Property has its own garden or grass area which is for the exclusive use of the Tenant and its guests, the Tenant will water, fertilize, weed, cut and otherwise maintain the garden or grass area in a reasonable condition including any trees or shrubs therein. The Tenant will also perform the following maintenance with respect to the Property: Snow removal in the front walkway, including steps and up to the doorway of the home is the Tenant's responsibility.

By initialing below, you acknowledge and agree to the terms in Section 21.

X _____
Initial Here

22. Hazardous Materials

22.1 HAZARDOUS MATERIALS

a. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

By initialing below, you acknowledge and agree to the terms in Section 22.

X _____
Initial Here

23. Rules and Regulations

23.1 RULES AND REGULATIONS

a. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the building, parking lot, laundry room and other common facilities that are provided for the use of the Tenant in and around the building containing the Premises.

By initialing below, you acknowledge and agree to the terms in Section 23.

X _____
Initial Here

24. Address for Notice

24.1 ADDRESS FOR NOTICE

a. For any matter relating to this tenancy, whether during or after this tenancy has been terminated:

The address of the Tenant is the Premises during this tenancy, and _____ after this tenancy is terminated. The phone number of the Tenant is _____ and the fax number of the Tenant is _____; and the address of the Landlord is _____, both during this tenancy and after the Lease is terminated.

The Landlord or the Tenant may, on written notice to each other, change their respective addresses for notice under this Lease.

By initialing below, you acknowledge and agree to the terms in Section 24.

X _____
Initial Here

25. General Provisions

25.1 GENERAL PROVISIONS

a. Waiver (giving up) of right to notice to quit: Tenant(s) hereby waive(s) (gives up) any right to notice to quit which may now or at any time during the term of the lease be required by Pennsylvania law, including the landlord and tenant act of 1951, as amended. Tenant(s) hereby agree(s) to give up possession of the leased premises without further notice from the landlord upon termination of this lease. Disclosure of Tenant's waiver (giving up) of Tenant's rights under the land-lord-tenant act: This lease includes a waiver (giving up) of the Tenant's right to notice to quit. Notice to quit is a formal written notice delivered to Tenant(s) or posted on the leased premises that states that Tenant(s) has violated a term of this lease. The waiver (giving up) of the notice to quit means that landlord has the right to begin a legal action against tenant without first giving notice to quit. The waiver (giving up) of notice to quit does NOT mean that a court can enter a judgment against Tenant(s) without providing tenant an opportunity to present defenses or claims in court.

- b. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
- c. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, owners, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
- d. Landlord or future assignees, may assign or otherwise transfer interest in Premises, including this Lease Agreement, without consent from or notice to Occupant.
- e. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
- f. Locks may not be added or changed without the prior written agreement of both the Landlord and the Tenant, or unless the changes are made in compliance with law.
- g. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- h. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Premises by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
- i. This Lease may be executed in counterparts, including by separate Occupants. Each counterpart, once signed, is enforceable against each Occupant individually, as well as jointly and severally. Electronic signatures are binding and are considered to be original signatures.
- j. Time is of the essence in this Lease.
- k. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party except to the extent incorporated in this Lease.
- l. The Tenant will indemnify and save the Landlord, and the owner of the Premises where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the Tenant or by any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Tenant or other person for whom the Tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
- m. The Tenant agrees that the Landlord will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the Tenant or by any person for whom the Tenant is responsible who may be on the Premises of the Landlord or for any loss of or damage or injury to any property, including cars and contents thereof belonging to the Tenant or to any other person for whom the Tenant is responsible.
- n. The Tenant is responsible for any person or persons who are upon the or occupying the Premises or any other part of the Landlord's premises at the request of the Tenant, either express or implied, whether for the purposes of visiting the Tenant, making deliveries, repairs or attending upon the Premises for any other reason. Without limiting the generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.
- o. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Premises.

IN WITNESS WHEREOF Landlord and Occupant have duly affixed their signatures on this as of the date listed below.

By initialing below, you acknowledge and agree to the terms in Section 25.

X _____
Initial Here

26. Sign and Accept

26.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addendum.

X

Lessee

Date Signed

X

Lessor

Date Signed

1. Addendum to Master Residential Tenancy Agreement

1.1 ADDENDUM

THIS LEASE (the "Addendum") BETWEEN:

Agent on behalf of <<Owner Name(s)>> or Current Owner
(the "Landlord")

- AND -

<<Tenants (Financially Responsible)>> (the "Occupant 1")
Address: <<Unit Address>>

_____ (the "Occupant 2")
Address: <<Property Address>>

_____ (the "Occupant 3")
Address: <<Property Address>>

1. The Landlord agreed to rent to Occupants the Single-Family Home described as <<Property Address>> (the 'Premises') for use as residential premises only.
2. As part of that agreement, Landlord and Occupants agreed to certain rules (the "Co-Living House Rules" or "Addendum") described herein, which have been incorporated into the Master Residential Lease Agreement by reference.
3. This Addendum may be executed in counterparts, including by separate Occupants. Each counterpart, once signed, is enforceable against each Occupant individually, as well as jointly and severally. Electronic signatures are binding and are considered to be original signatures.
4. This Addendum will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, owners, successors and assigns, as the case may be, of each party to this Addendum.
5. Occupant must place their rent payment via the Appfolio portal on the date rent is due. Any transaction fees will be covered by the Occupant. Failure to complete the full payment will be considered a breach of this agreement. Payments after the due date will be subject to a **\$100.00 late fee**.
6. Occupant shall not permit overnight house guests without express prior permission from Landlord.
 - a. Under no circumstances may any overnight guest stay more than two (2) consecutive evenings, if Landlord has given permission.
7. Occupant shall use the kitchen area with respect for the area and other Occupants. This shall include:
 - a. Cleaning and putting away all dishes or other personal items after use.
 - b. Not using other Occupants' kitchen items, including food.
 - c. Keeping noise and activity to a reasonable level, limiting all noise to only that which is absolutely necessary after the hour of 12:00 AM.
8. Keeping noise and activity to a reasonable level while in Co-Living Unit, including after 12:00 AM.
9. Landlord shall install cloud-based cameras accessible only to Landlord, Landlord's agents, and Occupants in only the shared kitchen, above the front door, above the back door, and any other shared areas.

10. All homes will eventually include a key-pad exterior door entry lock. Occupant may not, without express permission from Landlord, give the keypad lock number to anyone. Landlord reserves the right to change home or room-entry access locks and promptly provide the new code or codes.
11. Not disturbing or making any requests to other Occupants without express permission of Landlord.
12. Occupant must remove laundry from any Co-Shared laundry within 20 minutes after completion of the washer or dryer cycle.
13. The Landlord reserves the right to conduct inspections or gain access to Property at Landlord's sole discretion, for showings, inspections, or maintenance issues. Landlord will provide Tenant with reasonable notice prior to gaining access. Same-day notice via text (SMS) messaging constitutes reasonable notice.
14. Landlord shall have reasonable access to common areas. Occupant also understands that the Co-Living home might be toured by future occupants while Occupant resides in the home. Landlord will provide text notice in advance of accessing common areas, including for showings. Occupant must show the same respect for potential occupants as current occupants residing in the home.
15. Occupant may not add any additional locks on any part of the Premises without express written permission of Landlord.
16. Occupant may only use the basement with the express permission of Landlord. If the washer/dryer is located in the basement, Landlord gives permission to only use the basement for purposes of using the washer/dryer.
17. Occupant may only place personal belongings in other common areas, except the kitchen area, with express permission of Landlord. Placement of personal belongings in the kitchen area must be reasonable.
18. Landlord may, at its sole discretion, may report information about your account to credit bureaus. Late payments made after the fifth (5th) day of the month and missed payments may be reported, at Landlord's sole discretion, to credit bureaus. We may report account information in your name.
19. If you think we reported incorrect information to a credit bureau, write us at our address located in the lease under provision 24 titled "Address for Notice." We will investigate the matter. We will then tell you if we agree or disagree with you. If we agree with you, we will contact each credit bureau to which we reported and request a correction. If we disagree with you, we will tell you that.
20. Landlord shall pay the internet service at the property. Landlord shall pay all reasonable water and electric utility usage. Unreasonable utility usage, as based against the average usage in Philadelphia for a like-kind home, shall be charged to the Occupants. Failure to pay such charges, or excessive use of utilities, shall be deemed a material breach of this Addendum and the Master Lease Agreement.
21. Any breach of the Co-Living House Rules shall be deemed a material and serious breach of the Master Lease Agreement.
22. Upon any breach of the Co-Living House Rules, Landlord may impose a fine of between \$20 to \$500 depending on the severity of the violation, subject to the sole discretion of Landlord.
23. Upon any breach of the Co-Living House Rules, at Landlord's sole discretion, Landlord may forgo a fine and instead seek eviction.
24. Occupant may only move into the property once they receive the move in specifics (the "Move-in Specifics Email") via email signed and dated by Landlord. Read it carefully, as the terms of the Move-in Specifics Email are part of this Addendum and your Lease.

X

Date Signed

1. Co-Living Agreement

1.1 CO-LIVING AGREEMENT

Dear Occupant,

Please take a few minutes to read our house rules. You will be living with other occupants, so mutual respect is essential to a happier community. Help us avoid unnecessary situations that could affect a peaceful and friendly environment.

Failure to follow these rules will result in a fine, eviction, or lease termination.

Rules	Fines
Avoid noises that may bother your housemates, mainly after midnight.	\$25
Smoking is not permitted inside the premises.	\$40
Please keep the common areas clean and put away dishes and personal items after use.	\$25
Use your own kitchen utensils and/or food.	\$25
Please do not keep waste within the premises and take out the trash	\$30
Do not move CCTV cameras and Wi-Fi routers.	\$50
Overnight guests are not permitted without the landlord's written permission.	\$25
Do not commit illegal activities.	\$100
Please do not store personal belongings in the basement unless previously agreed in writing.	\$30
Declare any pets on your lease agreement, and be responsible for their behavior and cleanliness.	\$25
Take care of house facilities.	(Cost of repair)
Cleaning fee when leaving the unit.	\$100-200
Removal fee for trash / furniture left behind when leaving the property.	\$100-\$350

By signing this document, you agree to comply with the rules stated above and pay their respective fines if you don't. Penalties will be charged with the rent.

X _____

 Date Signed