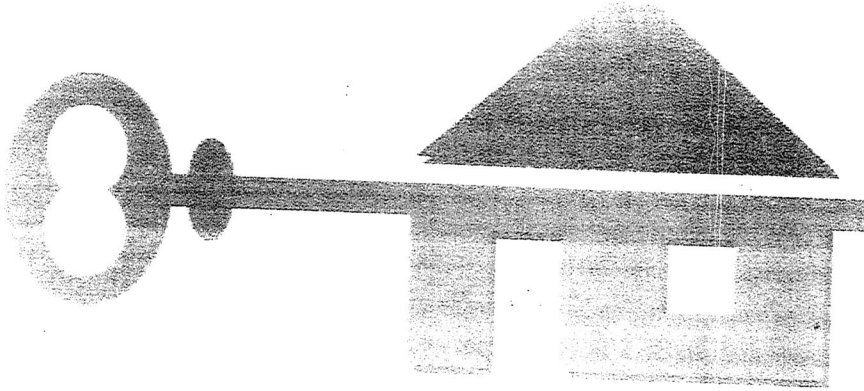


Dream Acres Management Co, LLC

[dreamacresllc@yahoo.com](mailto:dreamacresllc@yahoo.com)

405-253-0780



# Residential Lease Package

Dream Acres Management Co. LLC

LANDLORD



TENANT



LEASE START DATE

→ Sign all \*\* areas.

## RESIDENTIAL LEASE AGREEMENT

This agreement, dated

tween Dream Acres Management Co. LLC and

### 1. LANDLORD:

The Landlord(s) and/or agent(s) is/are:

Dream Acres Management Co. LLC (Agent)

who may sign as an authorized representative on behalf of the owner of the Leased Premises and will be referred to in this Lease Agreement as "Landlord."

### 2. TENANT:

The Tenant(s) is/are: \_\_\_\_\_

DOB: \_\_\_\_\_

SS#: \_\_\_\_\_

and will be referred to in this Lease Agreement as "Tenant."

### 3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the property described as a \_\_\_\_\_ which will be referred to in this Lease as the "Leased Premises."

### 4. TERM OF LEASE AGREEMENT:

The Lease Agreement will begin on \_\_\_\_\_ will end on \_\_\_\_\_

### 5. USE & OCCUPANCY OF PROPERTY:

- A. The only person(s) living in the Leased Premises is/are: \_\_\_\_\_
- B. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
- C. The Tenant will use the Leased Premises only as a residence.

### 6. RENT:

- A. The amount of the Rent is \$ \_\_\_\_\_ to be paid monthly.
- B. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.
- C. Tenant(s) agree to pay the rent and all additional rent when due on time, without demand. All additional charges, costs and fees set forth throughout this Lease Agreement, are considered to be additional rent. Upon the non-payment of additional rent, Landlord will have the same rights to proceed against the Tenant(s) for the collection or eviction as if Tenant(s) defaulted on the rental payment.
- D. Tenant may deposit rent and all other charges into the Landlord's bank account. Rent and charges must be deposited on or before the day it becomes due in accordance with the terms and conditions within this lease.
- E. Rent may be paid by using the following electronic payment method(s): Debit/Credit Card or EFT (Electronic Funds Transfer). Electronic payments such as those made via a credit/debit card, EFT or online payment processors such as PayPal refers to the network of banking institutions that have agreed to process transactions (usually instantly and automatically) electronically with no paper tender such as checks, money orders and/or cash or any other form of paper tender that is hand processed through a bank, financial institution clearinghouse or the Federal Reserve system.
- F. Credit card payments shall be authorized by the Addendum attached to this Residential Lease Agreement that is titled "Credit Card Authorization"
- G. If an electronic payment is not paid by the financial institution on or before the date due as specified in this Lease, it shall be treated as a "Late Payment" under the terms and conditions contained in this Residential Lease Agreement.
- H. If an electronic payment fails to clear or is returned unpaid by the financial institution on or before the date due as specified in this Lease, it shall be treated as a "Returned Payment" under the terms and conditions contained in this Residential Lease Agreement.

- B. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees Tenant is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

#### 14. MAINTENANCE AND REPAIRS:

The Tenant is responsible for all repairs needed in or about the Leased Premises up to and including \$50.

- A. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware. *Request on Buildium Portal + text 405-253-0780.*
- B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.
- C. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
- D. Tenant must abide by all local recycling regulations.
- E. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
- F. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to a particular painting, alteration, improvement, or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.
- G. The Tenant is responsible for removing snow and ice from stairs and walkways.
- H. The Tenant shall maintain the lawn and landscaping by cutting grass, removing weeds and pruning trees.
- I. The Tenant shall provide the Tenant's own pest control services.
- J. The Tenant shall contact 205-253-0780 in the event of any repair or emergency.
- K. Tenant must replace and/or clean the filters for the heater and/or air conditioner on a regular basis.
- L. Repairs are to be requested online of the portal of the residence center app. Text 405-253-0780 after app request. For emergencies call.

#### 15. CONDITION OF PROPERTY:

- A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
- B. The Tenant agrees that neither the Landlord nor the Landlord's agent have made promises regarding the condition of the Leased Premises.
- C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

#### 16. PETS:

- A. Pets are not allowed.

#### 17. RULES AND REGULATIONS:

- A. Vehicles parked on premises must be in working order with necessary registrations and/or inspections.
- B. Late fees are strictly enforced and any unpaid fees will not be waived.
- C. Absolutely no smoking or vaping of any kind is permitted in the leased premises.
- D. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
- E. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before.
- F. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence.
- G. The Tenant shall abide by all Federal, State, and Local laws.
- H. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
- I. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
- J. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times.
- K. The Tenant must report any malfunction with smoke detector(s) immediately to Landlord. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.
- L. The Tenant agrees to test carbon monoxide detector(s) periodically as well as maintain operational batteries at all times. The Tenant must report immediately to the Landlord any malfunction with carbon monoxide detector(s).

**20. SECURITY NOT PROMISED:**

The Tenant has inspected and acknowledges that all locks and smoke detectors are in working order. Any provided fire extinguishers, security alarm systems, and/or carbon monoxide detectors have also been inspected by the Tenant and are in sound working order. Tenant understands that although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

**21. RIGHT OF ENTRY:**

- A. Landlord and/or Landlord's agents, with 24 hours written notice have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises, make repairs or improvements or show prospective buyers and/or Tenant(s) the property.
- B. In the event of an emergency, Landlord reserves the right to enter Leased Premises without notice. It is required that Landlord have a working set of keys and/or security codes to gain access to the Leased Premises.
  - I. Tenants will not change, or install additional locks, bolts or security systems without the written permission of the Landlord.
  - II. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
  - III. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.

**22. LEASE RENEWAL:**

- A. At the end of this Lease Agreement, this lease will continue in full force and effect on a month to month basis with an increase in the Rent by \_\_\_\_\_ per month unless Tenant or Landlord provides written notice to the other party at least 31 days before the end of the term (Term of Lease Agreement) to terminate the Lease (including any exercised renewal or extension thereof).

**23. NOTICES:**

- A. Any notice, required by the terms of this Lease Agreement shall be in writing.
- B. Notices sent to the Landlord may be sent to the following:
  - I. PO Box 84, Meeker, OK, 74855
  - II. Email: dreamacresllc@yahoo.com
- C. Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law:
  - I. Regular mail
  - II. Personal delivery
  - III. Certified or registered mail, return receipt requested
  - IV. Email

**24. ABANDONMENT:**

If Tenant vacates the Leased Premises before the end of the Lease term or renewal thereof without written permission from the Landlord, Landlord may, at Landlord's sole discretion, hold Tenant in default of this Lease Agreement. If the Tenant fails to follow proper move out procedures, Tenant will be responsible for any and all damages and losses allowed by federal, state and local regulations as well as this Lease.

*See Price List for Vacating.*

**25. LANDLORD'S REMEDIES:**

If Tenant violates any part of this Lease Agreement including non-payment of rent, the Tenant is in default of this Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

- A. All rent for the balance of the term of this Lease Agreement is immediately due to the Landlord and the Landlord may sue for the entire balance as well as any damages, expenses, legal fees and costs.

By signing this Lease Agreement, the Tenant certifies that the Tenant has read, understood, and agrees to comply with all of the terms, conditions, Rules, and Regulations of this Lease Agreement including any addenda and that the Tenant has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises.

*✱* Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
*✱* Landlord/Agent Signature: David McDaniel Date: \_\_\_\_\_

**Kitchen**

Stove / Range			
Refrigerator			
Dishwasher			
Sink			
Cabinets / Countertops			
Windows and Screens			
Carpets / Flooring			
Walls			
Ceiling Fans			
Lights / Switches			
Additional Items			

**Bathroom:** *Describe - ie. Main, Hallways, Downstairs, Powder*

Doors and Locks			
Windows and Screens			
Carpet / Flooring			
Walls			
Ceiling			
Sink			
Tub and/or Shower			
Toilet			
Cabinet / Shelves / Closet			
Towel Bar / Paper Holder			
Lights and Switches			
Additional Items			

**Bathroom:** *Describe - ie. Main, Hallways, Downstairs, Powder*

Doors and Locks			
Windows and Screens			
Carpet / Flooring			
Walls			
Ceiling			
Sink			
Tub and/or Shower			
Toilet			
Cabinet / Shelves / Closet			
Towel Bar / Paper Holder			
Lights and Switches			
Additional Items			

**Other Room:** *Name / Describe Room*

Doors and Locks			
Windows and Screens			
Carpets / Flooring			
Walls			
Ceilings fans			
Lights and Switches			
Additional Items			

**Other Room:** *Name / Describe Room*

Doors and Locks			
Windows and Screens			
Carpets / Flooring			
Walls			
Ceilings fans			
Lights and Switches			
Additional Items			

Tenant accepts the entire Leased Premises in good condition with the exception of the item(s) listed above. Tenant understands that Tenant is responsible for any damage to the Leased Premises caused by the Tenant, all occupants, and/or guests during the occupancy.

Landlord's Signature: \_\_\_\_\_

*David McDan*

\_\_\_\_\_

Tenant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Tenant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# ADDENDUM: SATELLITE DISH / ANTENNA INSTALLATION PERMISSION

Landlord: Dream Acres Management Co. LLC  
Tenant: \_\_\_\_\_  
Leased Premises: \_\_\_\_\_

This LEASE ADDENDUM is incorporated into and made part of the lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The installation and wiring of a Satellite Dish or Antenna may only be performed by a trained and/or licensed professional. All the specs, sizes and information regarding the equipment, installation and wiring including location must be provided to the Landlord prior to installation. The installation may not block the access or intrude on any common areas. This includes but is not limited to the roof, exterior wall, parking area, window, or fence.

A professional installation company must be used for installation and proof of liability insurance is required before equipment is installed. The Tenant is responsible for any damages that may occur from the installation or wiring of the Satellite Dish or Antenna. The installation, maintenance, and safety of both activities are the responsibility of the Tenant.

The Landlord reserves the right to request the temporary removal of the Satellite Dish or Antenna if necessary for building repairs or maintenance and will assume no liability for any damages that may occur to the equipment.

At the end of the Lease, all evidence of the installation of the Satellite Dish or Antenna must be removed and/or repaired. Any damages that remain will be subject to charges against but not limited to the security deposit.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with Oklahoma and local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenant's default.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

----- Landlord Approval -----  
I will allow the installation of a Satellite Dish or Antenna under the terms and conditions mentioned  
In this addendum.

Notice: Approval is only granted with a signature from the Landlord.

Landlord's Signature: David McLean Date: \_\_\_\_\_



# PEST CONTROL - BED BUG ADDENDUM

Landlord: Dream Acres Management Co. LLC

Tenant:

Leased Premises:

This Pest Control-Bed Bug Addendum is incorporated into and made part of the lease executed by and between the above-referenced Landlord and Tenants, for the Leased Premises above.

Landlord and Tenant agree as follows (check all that apply):

Tenant must report any pest infestation and/or problems with the Leased Premises as soon as it is noticed. This includes but is not limited to bed bugs, roaches, ants, carpenter ants, termites, mice or rats.

Landlord and Tenant agree that any violation of this Pest Control-Bed Bug Addendum shall be a violation of the Residential Lease Agreement.

Tenant acknowledges that Landlord's implementation of this Pest Control-Bed Bug Addendum, and all efforts to provide pest-free surroundings, does not in any way alter the standard of care that Landlord owes Tenant under the Residential Lease Agreement. Tenant understands and agrees that Landlord's ability to control, take care of or enforce the terms and conditions of this Pest Control-Bed Bug Addendum is reliant in a large part on the Tenant's compliance and cooperation.

Tenant agrees to cooperate with the Landlord in all efforts and courses of actions required to erase and control any pest infestation. Tenant's full cooperation shall include but is not limited to immediately reporting any pest infestation including that of bed bugs to the Landlord, and permitting any entry to complete any inspections, pre-treatment, and treatment to eliminate any pests. Tenant understands that evacuating the Leased Premises during and after treatment for a specified time frame may be necessary. The tenant will follow all directions and perform any critical actions to comply with all the post-treatment requirements to keep the Leased Premises pest free and minimize any re-infestations.

Tenant has been informed that used or secondhand furniture is one of the most frequent ways that bed bugs and roaches are introduced and spread. Tenant agrees not to acquire or purchase used or secondhand furniture. Sharing vacuum cleaners is another highly common way to spread bed bugs and roaches.

In case of any conflict between the terms and conditions of the Residential Lease Agreement and this Pest Control-Bed Bug Addendum, the provisions of this Pest Control-Bed Bug Addendum shall prevail.

Tenant has received the attached "Pest Control Tips" and will read and follow the guidelines within the document.

Landlord's Signature: David Moran \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# CREDIT CARD BILLING AUTHORIZATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete the following and either return via email or fax the completed form to: \_\_\_\_\_

## CREDIT/DEBIT CARD PAYMENT AUTHORIZATION FORM

### BILLING INFORMATION

Name as it Appears on Credit/Debit Card \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

### CREDIT/DEBIT CARD AUTHORIZATION

Select one    Visa    MasterCard    Discover Card

Credit/Debit Card Number Card \_\_\_\_\_ Expiration Date 3- 4 Digit SC\* \_\_\_\_\_

\*Most Credit Cards have a 3 or 4 digit security code located on the back of the card.

I, \_\_\_\_\_, acknowledge that this authorization will persist unless I terminate it in writing. Moreover, I agree to inform \_\_\_\_\_ in writing of any alterations to my account details or cancellation of this authorization at least 15 days before the subsequent billing date. I recognize that all Credit Card transactions charged to my account must adhere to the legal provisions of the United States. Additionally, I certify that I have the authority to use this Credit Card and will not challenge any transactions that correspond to the conditions specified in this lease agreement.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name/Title \_\_\_\_\_

***Important Notice:*** In order to cancel this monthly credit/debit card transaction, a notice of at least fifteen (15) business days prior to the next payment period is required.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# SMOKE-FREE PROPERTY ADDENDUM

Landlord: Dream Acres Management Co. LLC

Tenant:

Leased Premises:

This Smoke-Free Property Addendum is incorporated into and made part of the lease agreement (Lease) executed by and between Dream Acres Management Co. LLC (Landlord) and \_\_\_\_\_ Tenant) for the Leased Premises located at \_\_\_\_\_.

The Landlord has implemented a "No Smoking" policy due to the known health effects of secondhand smoke, increased costs incurred due to additional maintenance and cleaning, fire risks, and higher insurance costs associated with permitted smoking in the building.

For this Smoke-Free Property Addendum, smoking is defined as inhaling, breathing, or carrying and lit cigarette, cigar, pipe, vape device, or other tobacco or non-tobacco smoked product in any form, legal and illegal.

Smoking of any illegal substance is prohibited anywhere on the property. For purposes of this paragraph "smoking" includes but is not limited to pipe smoking, cigarette smoking, and cigar smoking. Our smoking policy is checked below.

Smoking of tobacco or any other legal substance is not allowed anywhere in the common areas, in any building, or in apartment, house or balcony.

Smoking of tobacco or any other legal substance is allowed in the following checked areas only:

- In the unit
- On balconies
- Outside in common areas

The Tenant(s), occupants, and Tenant's invitees and guests acknowledge the Leased Premises are designated as a smoke-free living space. No smoking anywhere within the rental unit is permitted. Where applicable, smoking shall not be permitted in any common areas, including but not limited to hallways, adjoining grounds, balconies and/or patios.

Tenant(s) acknowledges that the Landlord does not promise or guarantee of smoke-free living space. Additionally, Tenant(s) acknowledges that Landlord's implementation of smoke-free living space does not make the Landlord responsible for the Tenant's health or of the smoke-free condition of the Tenant's unit and the common areas. However, Landlord will try to enforce the terms within this Smoke-Free Property Addendum with the Lease to create a smoke-free environment.

Tenant accepts that Landlord has limited ability to police, monitor, or enforce the terms of this Smoke-Free Property Addendum. Tenant understands enforcement depends upon the compliance of the Tenant(s), occupants, Tenant's guests, and invitees. Landlord puts on notice any Tenant(s) with respiratory illnesses, diseases, allergies, or any other physical or mental condition relating to the effects of smoke that the Landlord assumes no greater duty of care to enforce this Addendum than any other landlord obligation under the Lease.

If the Tenant violates any part of this Addendum, the Tenant agrees to pay a fee of \$450 as a reasonable estimate of damages incurred by the Landlord.

If the Tenant violates any part of this Addendum, the Tenant will then be in default of the Lease. If a default occurs, the Landlord may initiate legal proceedings under all applicable laws and regulations to evict or have the Tenant removed from the Leased Premises and seek judgment against the Tenant for any monies owed to the Landlord because of the Tenant's default.

# MARIJUANA ADDENDUM

Landlord: Dream Acres Management Co. LLC  
Tenant:  
Leased Premises:

This "Marijuana Addendum" is incorporated into and made part of the lease executed by and between Dream Acres Management Co. LLC (Landlord) and \_\_\_\_\_ for the Leased Premises located at \_\_\_\_\_

The possession, use, cultivation, manufacture or sale of any illegal substance, including marijuana, is strictly prohibited. Tenant accepts that:

1. Possession of marijuana, whether dried, extracted, or in living plant form, maybe a criminal act under federal law. Tenant agrees not to engage in any criminal activity in or near the Leased Premises, including the possession, use or cultivation of marijuana.
2. The use of marijuana in the Leased Premises creates a nuisance: marijuana smoke may dissipate into common areas or neighboring units, interfering with other tenants' health, property, and their reasonable expectation of clean air and a drug-free environment.
3. Increased humidity may increase the risk of mold and other structural damage to the Leased Premises. Accordingly, increasing humidity levels for the cultivation of marijuana plants on the Leased Premises is prohibited. Tenant accepts financial responsibility for any and all costs necessary to restore the Leased Premises to its original condition due to the tenant's cultivation of marijuana.
4. The Leased Premises are to be used solely for residential purposes. Any cultivation and/or processing of marijuana plants shall constitute a lease violation as a prohibited business activity.
5. If a part of this Addendum is declared invalid or conflicts with all applicable laws, ordinances or statutes, the remainder of this addendum will remain in full force and effect.
6. Any violation of this Addendum, even a single instance, constitutes a material breach of this addendum and may lead to immediate termination of the lease.

Tenant understands all the provisions listed above and agrees to comply with the requirements of this Addendum.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord's Signature: David Meder Date: \_\_\_\_\_

# Loss of Life and Emergency Contact Addendum

Landlord: Dream Acres Management Co. LLC  
Tenant:  
Leased Premises:

*This form is to be printed and filled out by hand by the tenant(s)*

Should there be an emergency, it's important that I know who to contact. With that in mind, please provide information for who I should contact in the event of an emergency or the event of your death.

## Emergency Contact 1

Name: \_\_\_\_\_ Relationship to Tenant: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/ZIP: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_

Cell Number: \_\_\_\_\_

Work Number: \_\_\_\_\_

Employer: \_\_\_\_\_

## Emergency Contact 2

Name: \_\_\_\_\_ Relationship to Tenant: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/ZIP: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_

Cell Number: \_\_\_\_\_

Work Number: \_\_\_\_\_

Employer: \_\_\_\_\_

## Emergency Contact 3

Name: \_\_\_\_\_ Relationship to Tenant: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/ZIP: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_

Cell Number: \_\_\_\_\_

Work Number: \_\_\_\_\_

Employer: \_\_\_\_\_

## Loss of Life Contact

In the event of your death, your property, debts, and Lease will transfer to your estate. The executor of your will is then

# Tornado Addendum

Date:  
Tenant:  
Leased Premises:

Tornadoes can strike quickly and be deadly. As a result, it's important to know what to do should a tornado be heading towards your home. Tornadoes can produce winds of up to 200 mph, and when one is approaching you might see a funnel cloud, see a large cloud of debris, or hear a roar like a freight train.

There usually is not a lot of time to prepare, so it's important to know what to do before storms are close by. Here are some tornado preparedness steps to follow.

Before storms are in the area:

- Sign up for the local Emergency Alert System so you'll be timely notified of approaching storms
- Know the sound of the local tornado sirens, which are tested on
- Anchor any heavy outdoor objects
- Designate a safe room, either a basement or interior room, where you'll go when a tornado is in the area; if you live on a high floor of a building, you should also designate a safe area in an interior hallway in case you don't have time to get to the basement
- Create an emergency supply kit including water, non-perishable food, a flashlight, and a first aid kit
- If you have renter's insurance, take pictures of personal belongings to make things easier should you need to file a claim

When severe storms are in the area:

- Closely follow weather reports to know of any changes or new threats
- Bring lightweight outdoor objects inside (for example, furniture, toys, or trash cans)
- When the tornado sirens are activated, immediately take cover in your safe room
- If a tornado is approaching, cover your head with your arms and put materials like pillows and blankets over and around you

After a tornado strikes:

- Avoid any fallen power lines
- Seek medical treatment if needed
- Contact Dream Acres Management Co. LLC to assess any damage and to make a plan for necessary repairs

## Emergency Contact Information:

In the event of a tornado, it's important that we're able to communicate with one another. I can be reached by phone at:

Landlord's phone number:

Landlord's Emergency Contact:

405-253-0780  
David McDaniel

To ensure that I can contact you, please update your emergency contact information at least once a year.

Tenant Cell Phone: \_\_\_\_\_

Alternate contact number: \_\_\_\_\_

## Emergency Contact 1

Shut-off

# Earthquake Addendum

Date:

Tenant:

Leased Premises:

Earthquakes come on suddenly and can cause substantial damage. During an earthquake, you might hear a rumbling sound that gets increasingly loud or feel a rolling sensation that becomes increasingly intense.

Earthquakes are scary and offer little time to react. The best way you can make sure you stay safe in an earthquake is by being prepared and knowing what to do in the midst of one.

### Before an Earthquake:

- Dream Acres Management Co. LLC regularly assesses the integrity of the property's foundation and immediately repairs any identified issues. However, if you notice any changes in property, please advise Dream Acres Management Co. LLC immediately so issues can be promptly addressed.
- Know where and how to shut off utilities, including gas, water, and electricity \*
- Practice what you'll do in an earthquake: 1) drop to the ground 2) cover yourself with a sturdy object - for example a table or desk 3) hold on to whatever you're covering yourself with
- Secure heavy items in your home - for example, bookcases, televisions, refrigerators, and any heavy objects on your walls
- Create an emergency kit including food, water, a flashlight with extra batteries, a fire extinguisher, and a whistle

### During an earthquake:

\* \_\_\_\_\_

\* \_\_\_\_\_

- If you're indoors, drop, cover, and hold
- If you're in bed, turn onto your stomach and cover your head and neck with your pillows
- Do not run outside
- Avoid doorways

### After an earthquake:

- If there is building damage, go outside and move away from the property
- Seek medical attention if necessary
- Do not enter damaged buildings
- If necessary, shut off utilities
- Contact [Landlord's name] to assess building damage

### Emergency Contact Information:

In the event of an earthquake, it's important that we're able to communicate with one another. I can be reached by phone at:

Landlord's phone number:

Landlord's Emergency Contact:

To ensure that I can contact you, please update your emergency contact information at least once a year.

Tenant Cell Phone: \_\_\_\_\_



# Winter Weather Addendum

Date:

Tenant:

Leased Premises: :

Snow, ice, and extremely cold temperatures can lead to property damage and problems. It's important to take some precautionary measures to minimize these risks and to ensure that you stay safe and comfortable during winter weather. Here are guidelines to follow every winter.

Before winter:

- Contact Dream Acres Management Co. LLC with any concerns about the HVAC system or furnace so that it can be serviced before bad weather arrives
- Contact Dream Acres Management Co. LLC if you notice any vulnerable trees or branches that should be cut before a snow or ice storm
- Inspect the seals on windows and doors for any cracks that need to be caulked
- Check roof and gutters for leaves or debris that need to be removed
- Make sure you can locate the property's snow shovel and materials to melt ice (for example, salt, calcium chloride, cat litter, or sand)
- Check batteries on digital thermostats
- Locate water shutoff valve in case water needs to be turned off due to a burst pipe

During a winter storm or extremely cold weather:

- Pay attention to local weather reports to know when dangerous winter weather is approaching
- Minimize travel and stock up on food and supplies so you don't have to leave home
- Never turn the furnace completely off even if you're going to be away from home
- Prevent frozen pipes by putting insulating covers over pipes, keeping cabinet doors under sinks open, and allowing faucets to slowly drip *+ unhook water hoses.*
- Contact Dream Acres Management Co. LLC immediately if you believe a pipe is frozen or if a pipe bursts
- Have flashlights and warm blankets accessible in case the power goes out
- Pre-treat walkways with materials to melt ice
- is responsible for snow removal; local snow and ice removal laws require that sidewalks be cleared within .
- Brush the snow off of branches and trees to reduce the risk of fallen limbs

Please don't hesitate to contact me at with any concerns or questions about winter weather.

I have read the Winter Weather Addendum and understand my responsibilities.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Release of Liability and Assumption of Risk

**NOTE: Read thoroughly before signing. This document impacts your legal rights and will bar your right to sue.**

Tenant's name:  
Property Address:..

I, \_\_\_\_\_, voluntarily sign this Release of Liability and Assumption of Risk (hereinafter "Release of Liability") in favor of Dream Acres Management Co. LLC (hereinafter "Landlord") in consideration for the opportunity to use the Landlord's property located at \_\_\_\_\_ (hereinafter "the Property").

In consideration for the Lease Agreement signed by Landlord and Tenant on \_\_\_\_\_, Tenant hereby waives and releases Landlord, Landlord's employees, heirs, successors, and assigns (hereinafter "Releasees") from any liability and/or claim for personal injury, property damage, or death that may occur from Tenant's use of the Property, even if the cause of such can be associated in any way with the actions or failures to act of Releasees.

By signing this Release of Liability, Tenant accepts total responsibility for any and all injuries or damages of any kind which may result from the use of the Property. It is the Tenant's intention to HOLD HARMLESS the Landlord for any injury or damage sustained by Tenant or anyone else, regardless of cause, while using the Property.

I, \_\_\_\_\_, acknowledge that I have carefully read the Release of Liability and understand all of its contents. I understand that by signing the Release of Liability I am waiving certain legal rights, including the right to sue the Landlord for any reason.

Landlord's Signature: David McDan \_\_\_\_\_  
Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

In the event of liability to any other party for bodily injury or property damage, the Tenant shall remain liable to such other party.

The Tenant has read and understands this Addendum. The Tenant signs the Addendum voluntarily.

Landlord's Signature: David Moran \_\_\_\_\_  
Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

8. The Landlord (does) or does not] require the Tenant to have renter's insurance to cover any damages caused by the storage or usage of the grill.

9. In the event that the Tenant does not comply with any terms of this Addendum, it shall be considered a breach of the Lease Agreement. The Tenant will have three days after receiving written notice to cure the violation or vacate the property.

10. The Landlord may revoke permission to keep the grill at any time by giving the Tenant thirty (30) days' written notice.

The Tenant has read and understands the Grilling Addendum. The Tenant signs the Addendum voluntarily.

Landlord's Signature: David Medina \_\_\_\_\_

\_\_\_\_\_ Date:

~~KK~~ Tenant's Signature: \_\_\_\_\_

\_\_\_\_\_ Date:

Tenant's Signature: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

## Maintenance Addendum

In order to have your maintenance issue handled in the **quickest** time, the following procedure should be followed:

1. Send a text to \_\_\_\_\_ notifying us that you have a maintenance request.

405-253-0780

2. Enter maintenance request on Buildium portal.

As a part of your lease of the Property, you have the following responsibilities. \_\_\_\_\_

1. Change all return air filters once per month. This will reduce your utility bills as well as help keep your heating and air conditioning system working.
2. Trim bushes and hedges in a manner equal to the standard of the neighborhood. All yard waste must be removed from the property.
3. Maintain and keep in good condition the lawn, including the walks, fences, flowers, shrubs, trees, and plants on the premises.
4. Cover outside faucets with insulated covers when temperatures get cold. These can be bought very inexpensively at Walmart, Home Depot, and other stores. Do not leave hoses attached to the outside faucets. *\* Remove water hoses before freezing temps.*
5. Keep property clean and free of pests such as mice, rodents, spiders, bedbugs, and ants. This property was treated before move-in, and it is the tenants' responsibility for pest control.

Tenant will be charged a fee of \$50 or more if

1. The Landlord sends a maintenance person who is refused admittance.
2. The maintenance person solves a problem by doing something that the tenant should have done, such as: Replace a light bulb, reset a circuit breaker or GFCI outlet, change an AC filter, find out the utility company has turned off service, or other obvious items.
3. The tenant will be charged the full cost of the repair if the damage is their fault.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Date

# RENTAL PROPERTY INSPECTION FORM

Date \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

RESIDENT NAMES \_\_\_\_\_

Security Deposit \$ \_\_\_\_\_

**MOVE-IN INSPECTION:** Landlord and Resident will walk through and do a Physical Inspection of Home together, recording any abnormalities (walls, floor, ceiling, doors, appliances, etc.)

\_\_\_\_\_

\_\_\_\_\_

**MOVE-OUT INSPECTION:** For the return of your Security Deposit, the following requirements regarding the condition of above noted property must be completed.

1. All utilities must still be on at time of the move-out inspection.
2. Remove all marks, fingerprints, discolorations from walls and trim; and paint if necessary.
3. Professionally clean all carpets.
4. Clean oven thoroughly, and clean or replace stove drip pans.
5. Clean windows and blinds.
6. Clean refrigerator.
7. Clean inside and outside of all cabinets, kitchen and bath.
8. Clean sink and counter tops.
9. Clean all floors (kitchen, bathroom, utility room, foyer, bedrooms, etc.)
10. Clean toilets, sinks, showers, bathtubs and tub walls removing all mildew and soap scum.
11. Remove all trash from house and yard.
12. Make sure grass is cut and yard is clean.
13. Replace any dirty return air filters.
14. Return all keys. There will be a \$20.00 charge for keys not returned.

**THIS ADDENDUM IS HEREBY MADE AS PART OF THE RESIDENTIAL RENTAL AGREEMENT EXECUTED BY THE RESIDENTS.**

**IT MUST BE RETURNED TO MANAGEMENT WITHIN TWO WEEKS OF MOVE-IN.**

**I HAVE READ THIS DOCUMENT BEFORE SIGNING. I UNDERSTAND AND AGREE TO ALL PROVISIONS IN THIS AGREEMENT.**

Property Manager:

David McDaniel  
Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

TENANTS:

[Signature]  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

## RENTAL AGREEMENT ANIMAL ADDENDUM

This document is an addendum to the Rental Agreement signed by the Tenant(s) and Landlord for the address \_\_\_\_\_ on the date of \_\_\_\_\_.

The following persons

have permission to have \_\_\_\_\_ animal(s) in the rental property as provided for in the original Rental Agreement and described below:

Animal Type: _____	Sex: _____	Weight: _____	Color: _____
Animal Type: _____	Sex: _____	Weight: _____	Color: _____
Animal Type: _____	Sex: _____	Weight: _____	Color: _____
Animal Type: _____	Sex: _____	Weight: _____	Color: _____

No animal of any kind, not provided for and described on this agreement, shall be allowed without the full written consent of the Landlord. Tenant understands and acknowledges that should any local ordinance or rental agreement violations that can be attributed directly or indirectly to these animal(s) will require the Tenant to immediately remove all animal(s) involved from property within 7 days after receiving written notice from Landlord.

\$ 300 to be paid by move in as a non-refundable Animal Fee for listed Animal(s) as permitted.

This Animal Fee is non-refundable. Tenant MUST carry a Renter Insurance Policy which covers these pets, and Dream Acres must be listed as additional insured on policy.  
*mgmt. Co.*

Agent, Owner, Landlord, and Tenant further agree that agent and owner will not be liable for any damages or losses to person or property caused by Tenant's Animal(s).

**The following dog breeds are forbidden as Tenant's pets or as pets belonging to guests: Doberman Pinscher, Rottweiler, Pit Bull, German Shepherd, Chow Chow, Akita, Wolf Hybrids, or any mixes of the above listed breeds.**

**Property Manager:**

David McBaner  
LANDLORD SIGNATURE

Date

**TENANTS:**

\*\*\*  
Tenant Signature

Date

Tenant Signature

Date

Tenant Signature

Date

Tenant Signature

Date



## PRICE LIST FOR VACATING

This price list is provided only as a guideline of estimated charges for the cleaning, painting, and restoration of the apartment unit. Prices may vary depending upon the extent of the work and the location of the property.

General Cleaning		Carpet Cleaning			
2 Bedroom	\$130	2 Bedroom	\$100		
3 Bedroom	\$170	3 Bedroom	\$120		
4 Bedroom	\$220	4 Bedroom	\$140		
Yard weeding	\$75				
Painting	Full Paint	Partial Paint	Ceilings	Cabinetry	
2 Bedroom	\$1500	\$1000	\$500		\$500
3 Bedroom	\$2500	\$1500	\$750		\$500
4 Bedroom	\$3000	\$2000	\$1000		\$600
Miscellaneous Repairs					
Labor per hour	\$35/hr				
Missing Keys	\$10/key				
Light Bulbs	\$5/bulb				

*\*The replacement cost for carpeting, linoleum, windows, appliances, etc., will be done at cost per receipt, from our service companies.*

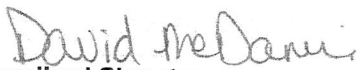
**Residents with dogs and cats:** The following additional cleaning services will be performed on a house with pet if that house has carpet. **ABSOLUTELY NO EXCEPTIONS.**

- Carpet Deodorizing      \$35
- Carpet Shampoo      See Above

The above prices are only estimates and are subject to change without notice.

### ACKNOWLEDGED AND UNDERSTOOD

**Property Manager:**

  
 Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

**TENANTS:**

  
 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_



**Absent 7 Days:** In the event Tenant will be absent from the rented premises for more than seven (7) days, Tenant agrees to notify Landlord. During such absence Landlord may enter the rented premises to inspect or protect the property, or for any other reason deemed necessary or desirable.

**Ten days absence:** By Tenant with rent unpaid, or the removal of a substantial portion of Tenant's personal property without explanation or notice to Landlord, shall be deemed an abandonment of the rented premises by Tenant. In such event, Landlord may reenter the rented premises immediately, take all action necessary to remove remaining property and belongings of Tenant, and relet or sublet as Tenant's agent, without notice and without responsibility for damages resulting therefrom.

**Legal Fees / Court Costs:** Tenant is responsible for all court costs, attorney fees, and all other reasonable charges associated with legal action allowed by law for the Landlord to enforce any or all parts of this rental agreement. If Landlord refers Tenant's account for collection, Tenant balance shall increase 50% for collection fee and interest will accrue thereon.

**Bankruptcy:** If Tenant should be declared bankrupt during the term of this Rental Agreement, the Landlord, at his option, may terminate this Rental Agreement. If so terminated, the Tenant agrees to promptly vacate the premises removing all personal property and belongings and upon his failure to do so, the Landlord may take all steps necessary, including storage of Tenant's property, and shall not be responsible to Tenant for loss or damage due to causes beyond Landlord's control.

Tenant Initials: \_\_\_\_\_ Tenant Initials: \_\_\_\_\_ Tenant Initials: \_\_\_\_\_

Landlord Initials: DM

## Military Service Addendum

IN THE EVENT the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, or is deployed for more than 90 days, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer reflecting the change which warrants termination under this clause. The Tenant will pay prorated rent for any days occupying the dwelling past the first day of the month. The damage/security deposit will be promptly returned to the tenant, provided there are no damages to the premises.



---

Tenant

Tenant

Landlord

**ASBESTOS DISCLOSURE**

Asbestos is a common building material that may be present in many buildings constructed before 1981.

The United States Environmental Protection Agency (EPA) has determined the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe as long as they are not disturbed or dislodged in a manner that causes the asbestos fibers to be released. Sanding, scraping, pounding and other remodeling techniques that release dust may cause asbestos particles to become airborne.

EPA rules do not require the material to be removed. Federal law requires that reasonable precautions are taken to minimize the chance of damage or disturbance of asbestos-containing materials. Tenant(s) acknowledge that this is a **WARNING** that the Leased Premises may contain asbestos and may expose him/her to a chemical known to cause cancer.

Tenant(s) agree that no improvements, alterations, modifications, or repairs to the premises shall be made without the express approval of the Landlord. This approval will depend upon the acceptance of a written plan of protection from the release of or exposure to asbestos.

Tenant(s) may hang only pictures and other wall ornaments with hangers that are less than 1/4" in diameter. Tenant(s) will notify the Landlord immediately where there exists a hole larger than 1/4" diameter, evidence of a water leak, and/or any appearance of crumbling or peeling in the wallboard or ceilings.

(Landlord must check one)

Landlord discloses any known information concerning asbestos hazards located in or around the following areas of the

Leased Premises

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Landlord has no Knowledge of Asbestos and/or Asbestos hazards located in or around the Leased Premises.

Landlords Signature: David Medina Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For more information on asbestos, we recommend the Environmental Protection Agencies website at: <http://www.epa.gov/iaq/asbestos.html> or contact them by calling (202) 554- 1404.

# FIRE SAFETY DEVICE(S) DISCLOSURE

Landlord: Dream Acres Management Co. LLC  
Tenant:  
Leased Premises:

This Disclosure is incorporated into and made part of the Lease Agreement dated between Dream Acres Management Co. LLC (Landlord) and (Tenant[s]) for the property located at:

The Leased Premises are equipped with smoke detectors and carbon monoxide detectors. Tenant must locate and confirm they are in good working order. Tenant agrees to test all provided smoke and carbon monoxide detectors on at least on a semi-annual basis. Battery operated devices must be checked and batteries changed as recommended by the manufacturer.

Tenant agrees not to remove, dismantle or otherwise block the operation of any fire safety device that has been provided and installed on the premises. Tenant is responsible for the total amount of the repair and/or replacement of equipment damaged by his own negligence or interference.

Tenant must immediately report any defect, malfunction or failure of any detector(s) to the Landlord. Such report should be made orally, followed by a written report.

A malfunction of detector(s) is regarded as an emergency under the laws of many jurisdictions and as such, allows the Landlord's entry to repair or replace the failed device(s).

Landlord and Tenant acknowledge that all applicable laws and regulations regarding the installation and maintenance of smoke and carbon monoxide detectors have been and will continue to be followed.

Tenants certify that they have read, understand and agree to comply with all terms of this policy. Tenant acknowledges the receipt of this Fire Safety Device Disclosure with their signatures below. Failure to comply with this agreement entitles the Landlord to all remedies provided under the lease agreement as well as under all applicable laws and regulations.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_