



Residential Lease

THIS IS A RESIDENTIAL LEASE. IT IS A LEGALLY BINDING CONTRACT BETWEEN THE LANDLORD AND EACH TENANT. EACH TENANT SHOULD READ THIS LEASE CAREFULLY. THIS RESIDENTIAL LEASE CONTAINS WAIVERS OF YOUR RIGHT AS A TENANT. EACH TENANT SHOULD NOT SIGN THIS LEASE UNTIL EACH TENANT UNDERSTANDS ALL OF THE AGREEMENTS IN THIS LEASE.

THIS LEASE is made on the _____ day of _____, _____.

The Landlord hereby agrees to lease to the Tenant, and the Tenant hereby agrees to hire and take from the Landlord, the Leased Premises described below pursuant to the terms and conditions specified herein:

LANDLORD: Extra Special Units, LLC d/b/a ESU Rentals
Address: 314 Washington St East Stroudsburg, PA 18301
Email: esurentals@gmail.com
Telephone: 570-460-3985

TENANT(S) (the "Tenant") <<Tenant 1>> <<Tenant 2>> <<Tenant 3>> <<Tenant 4>>
Address: <<Address>>
Telephone: <<Telephone Number(s)>>
Email: <<Email(s)>>

1. Premises:

The Leased Premises are those premises described as:

Address: <<Address>>

2. Term:

- A. The term of the Lease ("Initial Term") shall be <<Term Length>> <<Term Increment>> and shall commence on: the 1st day of <<Start Month>> <<Start Year>> ("Commencement Date") and end on the last day of <<Expire Month>> <<Expire Year>> ("Expiration Date"), unless sooner terminated or extended, as hereinafter provided.
- B. The period commencing on the day the tenancy begins, and ending on the last day of the twelfth month next succeeding the Commencement Date, shall constitute the First Lease Year as used herein, and each successive period of twelve months shall constitute a Lease Year.
- C. This Lease will automatically renew for a period of 1 Year unless either party gives the other written notice a minimum of sixty (60) days prior to the Expiration Date.
- D. In the event Landlord is unable to deliver possession as of the Commencement Date set forth in this Lease, The Commencement Date and Expiration Date shall advance for a period of 10 days with a maximum cumulative period of 30 days. Following the 30 day period the Tenant has the right to either (a) extend the date of occupancy until such time as Landlord can deliver possession; or (b) terminate this Lease, in which event Tenant's sole remedy shall be the return of any deposits on account with Landlord.

Tenant Initials: _____

Landlord Initials: _____

3. Rent:

- A. The Tenant agrees to pay the Annual Rent of: \$<<Annual Rent>> payable in equal installments of \$<<Monthly Rent>> (the "Rent") in advance on the first day of each and every calendar month during the Initial Term of this Lease without deduction or demand.
- B. Rent shall increase \$45.00 immediately following the conclusion of the First Lease Year and after each and every Lease Year and throughout any additional extension period of this Lease unless otherwise noted.
- C. Rent shall be payable to Landlord's address above or at such other place as Landlord may designate to Tenant in writing. Certified funds or electronic transfer of funds only.
- D. Tenant shall pay a "late charge" of ten percent (10%) of one month's rent each month on a cumulative basis of any installment of Rent or portion of Rent (or any such charge or portion of charge as may be considered Additional Rent under this Lease) when paid more than five (5) days after the due date.
- E. Tenant shall pay \$50.00 for any checks returned by the bank for insufficient funds.

4. Additional Rent:

All sums of money required to be paid by Tenant under this Lease (except for Base Rent), whether or not the same are designated "Additional Rent", shall be owed by Tenant to Landlord as rent. Base Rent and Additional Rent shall be referred to sometimes as Rent.

5. Utilities & Services:

Responsibility for all utilities and services that are furnished to the Leased Premises shall be as designated below. The application for and connecting of utilities, as well as all services, shall be made by and only in the name of the responsible party. In the event Tenant is unable to apply for and connect a utility because of a restriction by the utility provider, Landlord shall make application and connect utility in their name and bill the Tenant. Landlord shall furnish to Tenant, as they become available, utility bills via email or other electronic. Tenant shall pay to Landlord the full amount within ten (10) calendar days without demand. Utility payments/reimbursements shall be treated as Additional Rent.

Item	Responsibility		
	Landlord	Tenant	Not Applicable
Electric			
Water			
Sewer			
Hot Water			
Lawn Care			
Snow Removal			
Heat			
Air Conditioning			
Trash Removal			
Fuel (gas/oil/etc)			

Tenant Initials: _____

Landlord Initials: _____

6. Security Deposit:

At the time of Lease execution, Tenant will deposit with Landlord the amount of \$<<Security Deposit>> as security for the faithful performance of all the covenants and conditions of the Lease by the said Tenant ("Security Deposit"). The Security Deposit is not an advance rent deposit or measure of Landlord's damages in case of Tenant's default. Upon each occurrence of an Event of Default hereunder, Landlord may use all or part of the Security Deposit to pay delinquent payments due under the Lease and the cost of any damages injury, expense of liability caused by such Event of Default without prejudice to any other right or remedy provided under this Lease, at law or in equity. Tenant shall pay Landlord on demand the amount that will restore the Security Deposit to its original amount. If the Tenant faithfully performs all the covenants and conditions on his part to be performed, then the Security Deposit (or portion thereof remaining) shall be returned to the Tenant, without interest. This Security Deposit is not required to be placed in an escrow account.

7. Use of Premises:

- A. The Leased premises may be used only as a residential dwelling. Tenant shall use the Premises only for residential purposes. Tenant also shall obey, and require anyone on the Premises to obey all laws and any restrictions that apply to the Premises. Landlord will give Tenant notice of any restrictions that apply to the Premises.
- B. If the Premises are located in a condominium or cooperative development, the Lease and Tenant's rights under it, including as to the common areas, are subject to all terms of the governing documents for the project, including, without limitation, any Declaration of Condominium or proprietary lease, and any restrictions, rules, and regulations now existing or hereafter adopted, amended, or repealed.
- C. Landlord may adopt, modify, or repeal rules and regulations for the use of common areas and conduct on the Premises during the Lease Term. All rules and regulations must be reasonable and in the best interest of the development in which the Premises are located.
- D. Occasional overnight guests are permitted. An occasional overnight guest is one who does not stay more than three nights in any calendar month. Landlord's written approval is required to allow anyone else to occupy the Premises.
- E. No smoking is permitted in the Premises. If there is any evidence of smoking in the premises you will incur a \$500.00 fine and/or subject to the remedies outlined in Section 19.
- F. Tenant shall not keep any dangerous or flammable items that might increase the danger of fire or damage on the Premises without Landlord's consent.
- G. Tenant shall not create any environmental hazards on or about the Premises.
- H. Tenant shall not destroy, deface, damage, impair, or remove any part of the Premises belonging to Landlord, nor permit any person to do so.
- I. Tenant may not make any alterations or improvements to the Premises without first obtaining Landlord's written consent to the alteration or improvement.
- J. Tenant must act, and require all other persons on the Premises to act, in a manner that does not unreasonably disturb any neighbors or constitute a breach of the peace.
- K. Tenant or their guests will not be permitted to disproportionately use the common areas.

8. Maintenance

- A. Landlord's Required Maintenance: Landlord will comply with applicable building, housing, and health codes relating to the Premises. If there are no applicable building, housing, or health codes, Landlord shall maintain and repair the roofs, porches, windows, exterior walls, foundations, floors, structural components, and steps, and keep the plumbing in reasonable working order. Landlord shall be responsible for major maintenance or major replacement of equipment, except for equipment for which Tenant has accepted responsibility for in writing. Major maintenance or major replacement means a repair or replacement that costs more than \$50.00 per occurrence.

Tenant Initials: _____

Landlord Initials: _____

- B. **Tenant's Required Maintenance.** At all times during the Lease Term, Tenant shall:
- i. comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes;
 - ii. keep the Premises clean and sanitary;
 - iii. remove all garbage from the dwelling unit in a clean and sanitary manner;
 - iv. keep all plumbing fixtures in the dwelling unit clean, sanitary, and in repair; and
 - v. use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances, including elevators.
 - vi. Tenant shall be responsible for plumbing drain clogs, broken windows, doors and screens from the date of occupancy.

9. Landlord's Access to Premises.

Landlord or Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
- B. After 24 hours notice to Tenant at reasonable times (8am-8pm) for the purpose of repairing, inspecting or exhibiting/showing the Premises.
- C. If Tenant is absent from the Premises for a period of at least 14 days, unless the Tenant has provided Landlord with advance notice.

9. Assignment and Subletting. Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining Landlord's written approval and consent to the assignment or sublease.

10. Risk of Loss. Subject to the next sentence, Landlord shall not be liable for any loss by reason of damage, theft, or otherwise to the contents, belongings, and personal effects of the Tenant, or Tenant's family, agents, employees, guests, or visitors. Landlord shall not be liable if such damage, theft, or loss is caused by Tenant, Tenant's family, agents, employees, guests, or visitors. Nothing contained in this provision shall relieve Landlord or Tenant from responsibility for loss, damage, or injury caused by its own negligence or willful conduct.

11. Subordination. The Lease is automatically subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

12. Liens. The interest of the Landlord shall not be subject to liens for improvements by the Tenant. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

13. Approval Contingency. This Lease is conditioned upon review and approval of Landlord, or Landlord's Agent. This Lease shall not be effective unless and until signed by the Landlord or Landlord's Agent. The offering of a Lease to Tenant shall not constitute an offer of tenancy.

14. Integration/Modification. This Lease contains the entire agreement between the parties and there are no other agreements verbal or otherwise which are not contained in this Lease. This Lease may be modified only by a written agreement signed by both Landlord and Tenant.

15. Lead-based Paint. If the dwelling was built before January 1, 1978.

Tenant Initials: _____

Landlord Initials: _____

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure (initial):

BEA Landlord has no knowledge of lead based paint and/or lead based paint hazards in the housing unless otherwise stated here: No known knowledge.

BEA Landlord has no reports or records pertaining to lead based paint and/or lead based paint hazards in the housing unless otherwise stated here: No reports or records.

Tenant's Acknowledgment (initial):

_____ Tenant has received copies of all information listed above, if any.

_____ Tenant has received the pamphlet Protect Your Family From Lead in Your Home, which can be downloaded by visiting esurentals.com/leadpaint

Certification of Accuracy

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

Landlord: *Brian Eator*

Tenant: _____

15. **Attorney's Fees.** In any lawsuit brought to enforce the Lease or under applicable law, the party in whose favor a judgment or decree has been rendered may recover its reasonable court costs, including attorneys' fees, from the non-prevailing party.

16. **Insurance, Release, and Indemnification.** LANDLORD'S INSURANCE DOES NOT INSURE TENANT, TENANT'S GUESTS OR TENANT'S PROPERTY. Tenant is advised to maintain renter's liability insurance. **Tenant is required to have Renters Insurance.** Tenant agrees that Tenant shall release, indemnify, defend and hold Landlord harmless of and from any and all claims, demands, losses and the like, including costs and attorney's fees arising from or relating to claims of property loss, damage and personal injuries of the Tenant, or Tenant's guests and invitees unless caused by the negligence acts or omissions of Landlord.

16. **Condition/Acceptance of Premises.** Tenant has inspected the Premises and acknowledges that there are no defective conditions and all systems and appliances are in working order to the Tenant's satisfaction, except

Tenant Initials: _____ Landlord Initials: _____

as noted in writing and delivered to Landlord within 48 hours of the Commencement Date.

17. **Transfer and Termination.** Landlord may transfer this Lease to another Landlord upon the sale of the property.

18. **Default.**

Each of the following shall constitute an Event of Default ("Event of Default"):

- A. Tenant does not pay Rent, Additional Rent or any other charges payable by Tenant under the terms of this Lease or subsequent Addendums.
- B. Tenant leaves Property permanently before the end of this Lease
- C. Tenant does not move out when supposed to
- D. Tenant fails to uphold any of the agreed upon terms in this Lease and any subsequent addendums.
- E. Tenant fails to maintain utilities, by choice, negligence, lapse in payment or otherwise at the Leased Premises.

19. **Landlord's Remedies.** Following any Event of Default, the Landlord may exercise one or all, but is not limited to, the following:

- A. Seek possession or money judgement of the Property by filing a Landlord Tenant Complaint. Tenant agrees that Landlord may receive reasonable lawyers fees and Landlord's reasonable cost as part of the court judgment in a lawsuit against Tenant for violation for the agreements of the Lease. Tenant agrees to pay court costs, administrative filing fee of \$150, and \$300 appearance fee for Management Personnel.
- B. Keep Tenant's Security Deposit and all funds paid on account.

20. **Joint and Several Liability.** It is understood and agreed that all Tenants, if more than one, are jointly and severally responsible and liable for the performance of all the terms, conditions and agreements set forth in this Lease and any Addendums attached.

21. **Notice to Quit & Notice of Default.** No Notice to Quit or Notice of Default is necessary. Tenant understands that Tenant is waiving Tenant's right to a Notice of Default and/or Notice to Quit.

22. **Additional Terms:**

- A. Time is of the essence of the performance of each party's obligations under the Lease.
- B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.
- C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.
- D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.
- E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Pennsylvania.
- F. The place for filing any suits or other proceedings with respect to the Lease shall be the county in which the Premises is located.
- G. Landlord and Tenant will use good faith in performing their obligations under the Lease.
- H. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Pennsylvania. Additional information regarding radon and radon testing may be obtained from your county health department.
- I. Tenant acknowledges that Landlord, in Landlord's discretion, may report Tenant's rental payment history

Tenant Initials: _____

Landlord Initials: _____

during the Lease Term to credit reporting agencies.

- J. When Tenant vacates, Tenant shall return all keys and provide Landlord with written notice of Tenant's forwarding address.
- K. Tenant agrees that Tenant shall meet with a representative of Landlord to complete a move out condition report at the expiration of the Lease Term.
- L. In the event more than one individual is listed as Tenant, all individuals/Tenants shall be jointly and severally liable for performance under this Lease.
- M. Landlord has executed this Lease, in part, in reliance on the information contained in the Tenant's rental application. In the event information in the rental application is determined to be false, Landlord shall have the right to terminate this Lease and is considered an Event of Default.
- N. If any provision in this Lease shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired and such provision shall be ineffective only to the extent of such invalidity, illegality or unenforceability.

Signature Page Follows

Tenant Initials: _____

Landlord Initials: _____

IN WITNESS WHEREOF the parties intending to be legally bound, have set their hands and seals:

LANDLORD: Extra Special Units, LLC

SIGNATURE: _____

DATE: _____

TENANT: <<Tenant 1>>

SIGNATURE: _____

DATE: _____

TENANT: <<Tenant 2>>

SIGNATURE: _____

DATE: _____

TENANT: <<Tenant 3>>

SIGNATURE: _____

DATE: _____

TENANT: <<Tenant 4>>

SIGNATURE: _____

DATE: _____

Tenant Initials: _____

Landlord Initials: _____

Rules, Regulations, Move-in and Move-out Procedure

1. The Rules & Regulations listed below are part of the lease agreement between Landlord and Tenant. As set out in the Lease Agreement, violations or breach of any of the Rules & Regulations is a breach of the terms and conditions of the Lease Agreement and the non-breaching (Landlord) shall be entitled to exercise any or all the remedies provided in the Lease Agreement.
2. If the property is not cleaned when you take possession, please call the Landlord immediately for instructions on what to do to have the property cleaned. Do not call if you signed an As-Is Agreement. Landlord will not reimburse you for cleaning it yourself and you would still be responsible for leaving the property clean when you vacate.
3. Light bulbs will be furnished by Owner at start of Lease. Tenant will be responsible to replace bulbs and bulbs must be working at Lease termination.
4. Tenant is responsible for all Bed Bug, Pests, Rodent and Insect Treatments.
5. No alternate heating sources such as kerosene heater or space heaters shall be permitted to be operated within the Lease Property without the prior consent in writing from Landlord.
6. Tenant shall not place or permit to be placed or stored items on any windowsills, ledges, balconies or porches and shall not hang laundry or other items from the balconies, windows and common areas.
7. Tenant will not place anything in the windows except drapes, blinds or window shades. Windows shall not be used as clothing lines.
8. Balconies and porches are not to be used for storage. The only items permitted on these areas are exterior lawn furniture. All bicycles shall be kept in designated areas.
9. Playing radios, stereos, televisions or other musical instruments in a manner which is disturbing to other Tenants or neighbors is prohibited.
10. No waterbed shall be permitted without prior consent in writing from Landlord.
11. Only standard picture hangers may be used for hanging pictures or mirrors; no adhesive hangers may be used. Tenants shall not install shelving, wallpaper, paint or alter in any way the features of the Leased Property without prior consent in writing from Landlord.
12. Tampering with fire alarm apparatus is in violation of the criminal statutes.
13. Tenants shall not go upon the roof of the Property and shall not enter any area clearly designated as being closed to tenants and others.
14. No radio or television reception devices such as antennas and satellite dishes shall be installed upon the Property or in the common areas around the Property without prior consent in writing from Landlord.
15. If controlled by Tenant, the heat shall be maintained at a temperature no less than 60 degrees during the winter period from October to May.
16. Dishwashers not supplied by Landlord will not be permitted unless written consent from Landlord has been obtained. Washing machines and dryers are permitted only when standard hookups have been installed in the Property by Landlord.
17. The washing of cars on the premises or the use of water from the premises for washing motor vehicles, trailers, campers, motor homes, or commercial vehicles is prohibited.
18. All motor vehicles on the premises must be currently licensed, inspected and operational. At properties where the parking lots are posted parking permits are required. All vehicles without valid permits or current license and inspection or not operational will be ticketed/towed from premises at owner's expense.
19. No mechanical work on motor vehicles of any type is permitted on the premises.
20. No motor vehicles may be parked on the grass or sidewalks at any time. No motor bikes or motorcycles may be kept on balconies, patios or inside of any property at any time. No trailers, campers, motor homes or commercial vehicles are permitted on the premises.
21. This Lease Agreement confers no rights on Tenant for use of the exterior or interior common areas other than access to the Lease Property.
22. Additional Charges
 - a. Lock Change: \$150.00

Tenant Initials: _____

Landlord Initials: _____

- b. Mailbox Lock Change: \$50.00
 - c. Lockouts: \$55.00 during business hours depending on availability. After hours/weekends, please contact Locksmith
 - d. Laundry in unit:
 - i. Washer & Dryer: \$35/month
 - ii. Washer or Dryer: \$20/month each
23. Whenever damage is caused by carelessness, misuse or neglect on the part of the Tenant, Tenant's family or guest, the Tenant agrees to pay the cost of all repairs and do so within 30 days after receipt of the Landlord's demand for the repairs charges.
 24. Repair Charges charged at labor, materials and 15% administrative fee
 25. No pets (animals or reptiles) of any kind may be carried or kept in or about the leased premises without the Landlord's written permission. There will be a charge per day per unauthorized animal for each day or partial day the animal remains on the property.
 - a. Pet charge per Day: \$25
 26. All personal items, food and trash must be removed from the property. Tenant fully understands that all personal belongings and furnishings must be removed from the property at the termination of this Lease. If Tenant fails to remove all such items, there will be a charge per hour to remove the items and a storage charge per day. Tenant agrees that Landlord will not be held responsible for damages or loss to these items either during removal or the storage period.
 - a. Charge per Hour: \$50
 - b. Storage Charge per Day: \$20
 27. If storage space is made available for Tenant, Tenant is obligated to have all items properly locked inside the storage bin and storage bin shall be marked clearly with Tenant's name and property number.
 28. All garbage and trash must be placed where directed by the Landlord or in bins. Bins must be properly secured at all times. Bins that are placed for curbside pickup may stay curbside for a maximum of 24 hours. For example: Bins placed out the night before pick up day and returned the following evening.
 29. No parties, meetings or gatherings may be held in any common area of the property including laundry rooms, public halls, lawn areas, or parking lots.
 30. Additional locks, including security chain locks, deadbolt locks, security systems, etc. shall not be installed without prior consent in writing from Landlord.
 31. No hot tubs or swimming pools are permitted on premises.
 32. The Tenant agrees not to engage in any activity that threatens the health, safety or right to peaceful enjoyment of the property by others or any criminal activity on or near such premises.
 33. If applicable, Tenant is responsible for all fines associated with code issues (i.e.: high grass, trash outside, etc.).
 34. Tenant will reimburse Landlord for the water/sewer/trash bill if it is not able to be placed in Tenant's name. Bill balances will be reconciled every 3 months.
 35. If applicable, Tenant has oil heat and requires a Prime Start due to lack of oil, Tenant will be responsible for the cost. Also, Tenant will fill oil tank to the level at the time of move in date or will be charged to refill to the proper level.
 36. Any changes to Tenants' contact information must be updated within 24 hours to property management.
 37. Tenant is responsible for all plumbing clogs.
 38. Failure to leave residence in clean condition and ready for the next resident, will result in a minimum charge of \$250.00 for general cleaning, which shall be deducted from the security deposit.
 39. Tenant agrees not to disconnect a smoke detector or allow anyone else to disconnect it. Tenant is responsible for any injuries, damages, or loss suffered because of someone disconnecting a smoke detector for any reason.

MOVE IN PROCEDURE

1. The property shall be occupied by the person or persons listed in the lease, and no other person or persons shall be permitted to occupy the property without written consent of the landlord, provided that the limitation

Tenant Initials: _____

Landlord Initials: _____

shall apply to after born children of the Tenant.

2. Moving of furniture to and from the property shall be performed in a manner and time of day that will not interfere with the peaceful and quiet enjoyment of others. Any packing cases, barrels, or boxes which are used in moving must be removed by the Tenant or by the moving company.
3. At the time you move in, you will complete a MOVE IN CHECKLIST.
4. This form will become a permanent part of your file. The MOVE IN CHECKLIST is the basis for all charges and deductions at the time of your move out.
5. NOTE: ALL maintenance and repair are to be reported to the Landlord.
6. In properties where Tenants pay electric, oil or gas heat. Tenant is responsible for contacting the utility companies. Tenants are responsible for all cost involved in the installation, care and usage of their telephone(s), including charges for hook-ups, inside line maintenance and repair, local and long distances charges and repair and maintenance of the telephone(s). All utilities must be put in tenant's name prior to obtaining keys.

MOVE OUT PROCEDURE

1. The property must be completely cleaned.
2. If the property is carpeted, carpet must be professionally cleaned by a professional cleaning company and the receipt must be turned in to the Landlord at time of check out.
3. Complete a Surrender of Possession form and return with all keys to the Landlord at time of check out. Do not leave keys at the property. You will be charged for a lock change if you do not return all keys on the termination date of your lease.
4. The Security Deposit will be returned in one check with all Tenants' names unless we have been notified in writing of a change of procedure. The notification must be signed by all Tenants.
5. Landlord will prepare a list of charges for damages and unpaid rents. Landlord may deduct these charges from the security deposit. Landlord must return security deposit (minus any charges to Tenant) within 30 days.
 - a. Bathroom:
 - i. Clean tubs, toilets, lavatories, vanities, mirrors & light fixtures
 - b. Kitchen
 - i. Cabinets: Clean/wipe all cabinets inside and out, as well as the tops of the cabinets where dirt usually accumulates for the length of the lease period.
 - ii. Stove: Clean the oven, and underneath all burners, replace all burners' reflector pans. Pull stove away from the wall and clean the floor underneath and wipe all grease & drippings on the front, top and sides of the stove.
 - iii. Refrigerator: Clean and wipe exterior and interior. Pull away from wall. Vacuum the front & rear vents at the bottom of the refrigerator and the floor underneath the unit.
 - iv. Dishwasher: Clean interior & exterior of dishwasher and make sure all plates, glasses, etc. are removed.
 - c. House in General:
 - i. Clean all ceiling fans and light fixtures. Replace all burnt out and missing light bulbs.
 - ii. Wipe all window sills, baseboards and closet shelves.
 - iii. Wipe dirt from all interior and exterior doors.
 - iv. Remove all trash.
 - v. Sweep garage.
 - vi. Wipe down all cobwebs.
 - vii. Wipe dirt from all walls and air conditioning vents. Install new/clean a/c filter.
 - viii. Sweep front and back porch.
 - ix. Sweep and mop all floors in the house.
 - x. Have the carpets professionally cleaned and provide receipt.
 - d. Return all keys to our office:

Tenant Initials: _____

Landlord Initials: _____

East Stroudsburg Borough Addendum to Lease

The following is a required Addendum mandated by the East Stroudsburg Borough Code and specifically Chapter 124. Please note that Chapter 124 may be downloaded in its entirety by visiting www.esurentals.com/Chapter124

ADDENDUM TO LEASE

This Addendum to Lease is made this _____ day of _____, 20____, and is incorporated into and shall be deemed to amend and supplement the Lease made by the undersigned Occupant and Owner, their heirs, successors and assigns, of which this Addendum is attached. The Lease and this Addendum pertain to the Premises described in said agreement and located at <<Address>>

This addendum is required by Section 124-3.E.(1) of the East Stroudsburg Code.

ADDITIONAL COVENANTS AND OBLIGATIONS

In addition to the covenants and obligations set forth in the aforementioned Lease, Owner and Occupant hereby covenant and agree as follows:

- A. Owner covenants that he/she has read Section 124-3 of the East Stroudsburg Borough Code and understands the obligations and duties imposed by the Code and shall abide by same.
- B. Occupant covenants that he/she has read Section 124-4 of the East Stroudsburg Borough Code and understands the obligations and duties imposed by the Code and shall abide by same.
- C. The Owner has designated the following person(s) as the responsible entity for management and code compliance issues for this Regulated Residential Unit (if applicable).

<u>Eric Mesko</u>	<u>314 Washington Street East Stroudsburg, PA 18301</u>
(Name)	(Address)

<u>(570) 242-3501</u>	<u>esurentals@gmail.com</u>
(Telephone Number)	(E-Mail Address)

D. Pursuant to Sections 124-3.I. and 124-4.E. of the Code, both Owner(s) and Occupant(s) have an obligation to allow inspections of the Regulated Rental Unit. In addition, an Occupant has the right to ask for an inspection of the Regulated Rental Unit at any time, also pursuant to Section 124-4.E. of the Code. Contact information for the Borough Codes Office is **(570) 421-8300**.

E. This Regulated Rental Unit is licensed for up to <<Bedrooms>> unrelated Occupants to occupy. Owner(s) and Occupant(s) may be cited for allowing any occupancy of the Regulated Rental Unit beyond what exceeds in this paragraph, pursuant to Sections 124-2, 124-3.A.(8) and 124-4.A.(2). Of the Code.

F. Pursuant to Section 124-3.G.(1) of the Code, Owner hereby gives notice to Occupant(s) that there are currently 0 previously issued Disruptive Conduct Reports pending against the Regulated Rental Unit.

G. Pursuant to Section 124-6.E.(1)(c) of the Code, any person who has been cited or has received a Disruptive Conduct Report has the ability to appeal to the Borough of East Stroudsburg Property Maintenance Board of Appeals.

Signature page to follow

Tenant Initials: _____

Landlord Initials: _____

By signing below, both Owner(s) and Occupant(s) acknowledge receipt of a copy of Chapter 124 of the East Stroudsburg Code in its entirety, which sets forth in detail the duties, obligations and rights of Owners and Occupants under the Regulated Rental Unit Ordinance.

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

Extra Special Units, LLC d/b/a ESU Rentals
(Print Name of Owner)


(Signature of Owner)

(Print Name of Occupant)

(Signature of Occupant)

(Print Name of Occupant)

(Signature of Occupant)

(Print Name of Occupant)

(Signature of Occupant)

(Print Name of Occupant)

(Signature of Occupant)

Tenant Initials: _____

Landlord Initials: _____