

RENTAL LEASE AGREEMENT

202X-202X

CareOne Rental, SAMPLE, Ann Arbor, MI 48104 Phone :(734) 891 4167 Fax: (734) 434 6782.

Info@CareOneRental.com

1. This agreement is made: X / X /202X between: CareOne Rental. LLC. at P.O. Box 4322, Ann Arbor, MI 48106- 4322 (Landlord) & 1. 2. 3. 4. 5. 6. (Tenants)

2. Term: Landlord shall rent to Tenants the dwelling known as: XXXXXX Occupancy starts 5pm on X/xx/202X & ends noon X / X / X/xx/202X (Lease End Date). Premises has X Bedrooms and zoned for X people & was built before 1978., Tenant shall not move in until all payments due to Landlord are paid. Tenant shall not occupy Premises after Lease End Date without Landlord's written OK.

3. Rent, payments and fees: Tenant shall pay Landlord the Total Sum of \$XXXXXX in rent. It's divided into: 12 monthly rent payments of \$XXXX starting X/X/202X Tenant to pay a onetime non-refundable administration fee of \$200 per applicant to be paid with the 1st month rent . Each Monthly Rent Payment is due in Landlords office by the 15th of every month, late fee 5:00pm on 1st of each Month (Due Date) until Total Sum is paid. Mail rent payment to P.O. Box 4322, Ann Arbor, MI 48106-4322 Payment Date is the date money or Payment received (Please carefully read the online payment instructions on our Website, payment will take 7 days for processing) to avoid late fees . Monthly rent payments shall each be made with 1 Payment in full. However if multiple rent Payments are given to Landlord, each Payment shall include additional \$10 fee in additional rent. Total Rent has been established for the Lease Term, which in many instances will be less than 365 days. The total rent is divided by the number of months or partial months in the Lease Term to arrive at equal monthly payments. Therefore, there will be no pro-rated amounts due at the beginning or end of the Lease Term. Rent payments are structured in the following manner: Rent is due to the Landlord at 5 pm on the 15th day of the prior month, for every month and until the total sum is paid. You have until the 1st of the month to submit the payment without incurring a late fee. Payments made on or after the 2nd of each month will automatically have a Late fee applied to the account Late Fees = 5% of outstanding balance if rent/deposit is not paid in full by the 1st of each month (before 5 pm of the 1st of each month). Late Fees not paid with rent will be deducted from the Security Deposit, Checks are conditional payment; if incorrectly written or if bank denies payment for any reason, then unpaid rent is subject to late fees, & Landlord may require some other payment form. Rent is paid when received by the Lessor.

4. Place of Payment and Notices. Mail payment to CareOne Rental, P.O. Box 4322, Ann Arbor, Mi 48106-4322. Any notices such as change of address or any other legally required notices must be sent in writing to Landlord at the same address, if landlord has to send tenant a legal notice it will be send to address of the Unit above, where it is presumed the tenant lives there during the term of lease. The postal Mark of on the Envelope will determine the date the notice was sent.

5. Possession: Tenant can NOT take possession until they have paid the Security Deposit, Fees (If applies) and first month rent in Full.

6. Security Deposit Tenant shall pay Landlord a total deposit of 1.5 X \$XXXXX = \$XXX Tenant shall not use deposit as rent payment. Tenant must notify your landlord in writing within 4 days after you move of a forwarding address where you can be reached and where you will receive mail; otherwise your landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure. The security deposit is kept at Bank of Ann Arbor at 801 W. Ellsworth, Ann Arbor, MI 48108. Tenants agree to pay a \$XXX non refundable application and administration fee when we sign. All security deposit application and administration fee are due by X/ X /XX. Shortly before move out our management representative and the tenants shall do a final walk through the premises by at least one tenant and the landlord. Move out conditions are identified and compared with the move in condition list. Change of conditions/damages (Including wall & Carpet Damages) are identified based on the written record of the move in and not on any individuals memory, Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, there might be more damages or lost keys identified after move out. The Landlord agrees to return the security deposit money, minus any deductions itemized in writing, it will in the mail within 30 days after tenant moves out, provided tenants give the landlord a forwarding address, in writing within 4 days after tenant moves out. If more than one person signs this lease, then the security deposit shall be returned in one check payable to one tenant. Both tenants and landlord agree that this tenant is the tenant that does the final walk through with the landlord at lease end date. This tenant shall act as agent of all other persons who have signed this lease or acquired legal rights of occupancy under it, in dividing the security deposit according to any shares the tenants have agreed upon, and in remitting those shares to each person. Landlord shall not be responsible for the proper division of shares in the security deposit, nor for the assessment of individual liability for any charges against the security deposit made by Landlord, which shall be matters solely for the Tenants to agree upon. At this point tenants shall return all keys. Keys returned after the walk through appointment are considered lost and need not be returned. List of charges to the security deposit may not be completed until the final check of refunded security deposit is mailed out. It may include unpaid rent, late rent fees, unpaid utility bills etc. Typical repairs & cost: Damaged or cut screen \$185, window cracked or broken glass \$90-\$570, wall repaired due to damages by holes or uncleanable paint damage or stain is \$90/wall Fees Tenant shall pay landlord the following fees which are additional rent (May be charged at move out) NSF and other fees Tenant shall pay Landlord the following fees which are additional rent (may be charged after move out): Lock Out Fee (a

Page 1 please initial here: ..[]...[]..[]...[] [] []

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tenant for any reason is unable to enter the premises or any portion of it for not having a key and needing Landlord assistance to get in, Fee (within working hours) \$95, (after hours) \$140. NSF or if bank return check for any reason: fee \$85 plus a late fee. Clogged/jammed disposal due to tenants misuse \$95. ; If tenants at any time lose/misplace a key, tenants agree to pay a of \$85 per room key lost/not returned and \$85 per outside door lock where one or more keys is lost/not returned. **The fee for lowering the thermostat below 60F on Christmas, Thanks giving and longer school brakes will be \$275, inspections will be done during these brakes without notice unless requested. Tenant shall pay \$100 in additional rent per each occurrence of Furniture/equipment/person on roof to compensate Landlord for increased wear+tear, & shall additionally compensate Landlord for any Associated damage.**

7. Cleaning: At move in tenants will have the following cleaning, completed before giving possession of the premises: all floors are vacuumed including baseboards, air vents and window sills. Basement emptied and vacuumed. All cabinets empty and surfaces wiped with Windex. Fridge cleaned. Stove, oven, dishwasher and counters cleaned. Sinks, showers, tubs and toilets are cleaned and free from body oil stains, bath floors washed. Carpet shampooed when applicable. Landlord cleaning does not include window glass cleaning or blinds cleaning. Tenant must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you may be liable for reasonable cleaning charges—including charges for cleaning carpets, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse). The tenant agrees to perform reasonable housekeeping to maintain the residence in a clean, neat condition. **Failure to maintain the residence in a sanitary and safe condition may result in additional cleaning Fee imposed by Landlord.**

8. Alterations and Repairs: To maintain CareOne Rental LLC's repair standards and comply with prevailing local codes, tenants shall not make any repairs or alterations to the rented unit—regardless of how minor—without prior written consent from the landlord. Unauthorized changes made by the tenant will result in the tenant being responsible for all costs associated with restoring the premises to its original condition. This includes, but is not limited to, the installation of command hooks, nails, screws, shelves, LED lights, or any activity involving hammering or drilling into walls or surfaces.

9. Repairs; All maintenance request are to be Emailed to CareOneRental@gmail.com, stating the nature of the maintenance request with a photo or Video of the problem. This procedure is required by the lease to establish a record of maintenance requests, related communications, and dates of completion. This digital record is necessary to ensure an accurate response, establish accountability to protect the interest of both parties. Tenants shall not claim a maintenance request was made, if an email report was not sent to the above address.

Landlord agrees to make necessary Repairs arising from normal use of the property. Repairs or replacements required as a result of negligent or excessive use by Tenants or Tenants guests will be made by Landlord at the expense of the tenant. Such Repairs will be billed at a minimum of \$85 per hour, with 1 hour minimum.

All Fridges Filters supply and replacement are the tenant's responsibility and their own expense. The tenant agrees that when take possession of the residence, if there is any repairs or maintenance items not affecting its basic livability that remain to be completed, they will allow landlord reasonable time to complete them (Up to 6 days excluding using uncontrolled outside services) and landlord agrees to complete them as soon as possible. **Tenants agrees not to remove any screens, storm windows without written permission from landlord.** (Most storm windows and screens are designed to be stored inside the window. A minimum charge of \$190 per window will be charged for any removed, Screens, or windows. If the screen is found inside the property the charge for placing it back on inside the window is \$145, If the cost of repair or replacement for any window exceeds \$190, the actual cost will be assessed for that window.

10. Furniture Premises are furnished unless noted otherwise: Whether furnished or not, Tenant shall supply: shower curtains, rugs, vacuum cleaners, etc. Landlord only initially supplies bulbs, batteries & fuses; **Which Tenant shall replace at his own cost as needed, Alarm system batteries are to be replaced by Tenants.** If Premises are fully furnished, then Landlord provides: (desk, bed, dresser)/ tenant, 1 couch and coffee table & dining table and chairs. Landlord does not provide a quantity of beds or more furniture than needed for the max number of allowed occupants. If Tenants would require any of the furniture to be removed from the premises, Landlord shall remove pieces of furniture at a cost of \$150 /piece (i.e. \$450/bed, \$150/desk etc), Furniture can be removed at move-in, it needs to be prearranged 30 days earlier than removal date. Tenants may not store Landlords' furniture outside, at a porch (exposed to weather) or in the house basement. Furniture stored in such manner will be considered damaged and tenants will bear the cost of its replacement. Tenant may not use landlords furniture but for the exact intended purpose for it (i.e. a desk may not be used as side table or TV table in a living room, a dresser may not be used as a TV table, indoor furniture may not be used outdoors). Furniture Specs: It needn't be new, but shall be clean & functional. Minor nicks or decorating shortcomings are OK. Some furniture in the unit when initially shown to Tenant might be replaced with similar items. **Furniture Use:** Tenants shall arrange furniture themselves (not Landlord). **Changes:** The final furniture removal request must be submitted in writing 90 days prior to the lease start date. No adjustments can be made after 90 days prior to lease state date. If an adjustment must be made afterwards (including after Move-in) the tenant will automatically be charged the above charges to add or remove furniture.

RENTAL LEASE AGREEMENT

202X-202X

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11. Occupancy No more than 0X persons may occupy premises at 1 time. Smoking is strictly prohibited inside the house/Apt. If more people sign lease as tenants than are allowed to occupy Premises, this does NOT condone over occupancy. Tenants shall comply with Law & Lease regarding occupancy. Occupancy is limited to Tenants, dependents & valid Subtenants. Any changes to the composition of the Tenant, either by number or by person, must be agreed to in writing, on this or a subsequent document, by the current Tenant and the Landlord.

12. PURSUANT TO THE MICHIGAN SECURITY DEPOSIT ACT, YOU MUST NOTIFY LANDLORD IN WRITING WITHIN FOUR (4) DAYS AFTER MOVING OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

13. Utilities & City Violation Tickets Landlord shall pay for: **NONE**. If landlord pays a bill which was Tenant's responsibility, such as an unpaid water bill, OR City Violation Ticket (i.e., Littering, Trash or Noise Tickets) and after tenant's admission of responsibility, landlord shall pay the fine and tenants agree to reimburse landlord plus a surcharge of \$60 will be added to the bill. Final water bill of the unit must be paid by tenants within 15 days of lease end date; otherwise landlord shall pay the bill himself. Estimated average cost for Electricity is \$XXX and Gas is \$XXX a month, average estimated water use is about \$XXX per Quarter year.

14. Parking: XXXX To be added to specific property. (subject to proof of ownership of all parked cars in name of tenant or own parents). The allocation of this number of parking spaces to the tenants is subject and contingent upon proof of registration of the car Parked. Tenant Guests shall not: park/drive on lawn, **OR block shared driveway. With out notice**, Landlord may (but is not required to) tow Violators at owners expense without a notice. **Maintenance vehicle have first priority in parking when having maintenance issues.** Tenant is to display a parking permit if provided by landlord.

15. Pets are NOT allowed on premises. Pets/animals aren't allowed on premises without written agreement, even temporarily. Tenant+Guest shall never allow or feed/attract any pet/animal/stray on premises, even for a short period of time (few hours for example):Otherwise Tenant shall pay \$300 additional rent for each month this occurs (not prorated) & shall also pay for associated cleaning/extermination& damage. This doesn't prohibit animals in other units in same bldg. Aquarium shall be in safe + secure place & under25 gallons.

16. Renewals: Refer to ORDINANCE NO. ORD-21-22. to the City of Ann Arbor to see if there is an updated/amended version of this ordinance, requiring landlords to provide tenants with lease renewal terms earlier in the lease term to help stabilize tenant occupancy key provisions include: Landlords giving 180 days notice for successive leases over eight months specific notice delivery method on deadline for tenants response and when landlord can show the unit to prospective tenants.

17. Partial and Full Renewals: Landlord may lease premises at any time to subsequent renter without notice according to the City of Ann Arbor ordinances. Renewal options must be in writing. For both complete and partial lease renewals (where all or part of the original tenants are continuing with the lease), the security deposit funds will be transferred, except for the non-refundable administrative Fee, new tenants are to work out their deposit with tenants leaving the property. CareOne Rental does not conduct a turnover process, cleaning, or inspection for full or partial renewals since there is no gap in occupancy and no security deposit return. The unit will be inspected at the conclusion of any consecutive leases, and the move-out condition checklist will be compared to the move-in inspection checklist completed at the start of the initial lease when the tenants initially took occupancy. For both partial and full renewal lease agreements, all outstanding charges from the original lease will carry over to subsequent leases. The tenant hereby consents to the landlord's authority to bill them for outstanding charges accrued in previous lease terms and to deduct these charges from the security deposit upon the conclusion of any subsequent renewal leases, for partial renewals new tenants will need to work out their security deposit with the tenants leaving the rental unit.

18. Maintenance & Repairs M&R: Tenant shall use Premises so as to preserve condition/value & shall: **Be responsible for moving the house trash cans to the street curbside for city collection, for 12 out of 12 months of the lease period. If tenants fail to do so, Landlord will do the removal of Trash charging \$60 per applicable week in additional rent. Tenants are responsible for picking up all blown And around accumulated trash around the house in addition to Front/Back Porch of the house for these months and on a weekly basis. If tenant fail to do so, Landlord will do the removal of trash charging \$60 per applicable week in additional rent.** **Cleaning** Vacuum carpet& keep Premises Neat, keep Premises clean & sanitary to avoid pests/mice/bugs use only mild detergents on paint (no 409 or ammonia products) don't leave debris/trash on yard/driveway use water or Bona product only for cleaning hardwood floors. (No Murphy oil soap or any other detergents). **Heating/Cooling:** set thermostat always above 60F (so pipes don't freeze & burst). **Plumbing:** report leaky toilets/faucets to Landlord. Tenants shall not flush a way **Feminine hygiene products, paper towel, dental floss, Q tips, etc. in the toilet. Only toilet paper is disposable in toilet bowls.** When Tenant requests M&R, Landlord has Tenant's permission to enter even if no one is home, unless Tenant states otherwise. Tenant shall make M&R requests to Landlord promptly. Landlord shall not be liable for problems which are handled promptly or are caused by Tenant action/inaction.

Page 3 please initial here:.....

RENTAL LEASE AGREEMENT

202X-202X

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Landlord has the right to do any necessary maintenance/replacement without any rent abatement so long as habitable rooms remain usable (e.g., replace roof, fix/replace foundation, paint exterior/interior, etc.). **Scheduling:** Landlord has right to schedule M&R during working hours (9am - 7:30pm, Mon, Sun) with Proper Notice. Occasionally M&R must occur outside working hours & Tenant+Guest shall cooperate. No scheduling is needed for work to exterior & common areas. Landlord shall be able to do M&R if tenant is present or not any maintenance request presented by any tenant is an authorization to get inside the property for maintenance.

19. Mold and Moisture accumulation: Tenant shall remove visible moisture accumulation on the premises, including walls, windows, floors, ceiling, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom if available and when necessary; and keep climate and moisture in the Leased Premises at reasonable levels. Tenant shall promptly notify Landlord in writing of any of the following: (i) A water, leak, or standing water inside the Leased Premises: (ii) Mold growth on the premises that persists after Tenant has tried several times to remove it with Chloride, Mold Remover and household cleaning solutions: (iv) A malfunction in any part of the heating, air-conditioning, or ventilation system in the Leased Premises. Tenant shall be liable to Landlord for damages sustained to the Leased Premises or to Tenant or property as a result of Tenant's failure to comply with the terms of this provision.

20. Smoke Detectors: Tenant agrees not to disarm or remove batteries from smoke detectors. Tenant agrees to replace batteries as necessary and to leave a working battery inside the smoke detector at the end of the Lease term.

21. Responsibilities: If it is determined that you, your occupants, or guests were the source of the bed bug infestation, you will be obligated to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your infestation of bed bugs after you vacate your house / apartment, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring apartments to your apartment unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other apartments. If you fail to pay us for any costs you are liable for, all of which shall be construed as additional rent, you will be in default.

22. Landlord's right to renovate neighboring units and/or the exterior of the home: The landlord may, at any time without notice, choose to renovate the exterior of the home or a neighboring unit. Given that the contractor follows the City Ordinance pertaining to quiet hours, tenants cannot/will not seek compensation for noise or inconveniences due to construction/renovation.

23. Damage to Common areas and Grounds: In multi-unit buildings and at single family houses, if common areas, building exteriors or grounds are damaged and no resident or their guests admits responsibility or reveals the identity of the offending party then the Lessor, at its sole discretion, shall have the right to make repairs and allocate the cost, per capita, to all occupants of the building. The costs associated with the removal of trash and other personal belongings from areas outside the lease premises, but on the subject property, during the term of the lease shall be chargeable to the lessees at a rate of \$200 per hour with a one hour minimum charge

24. Cancellation by tenant to cancel Lease, Tenant must deliver to Landlord written notice signed by all Tenants, Cosigners& Subtenants. Cancellation is only acceptable within 3 days of signing this lease. Landlord shall not return deposits plus a tenant to pay a cancellation fee of \$2000 and the non refundable application fee. Tenants may not cancel the Lease within 30 days of Lease Start Date. **Tenant Default:** If tenant doesn't make timely payments required before moving in then Landlord may deem this cancellation by Tenant, allowing Landlord to terminate Lease upon notice to Tenant.

25. Subleasing: Tenant shall not sublet or assign his/her interest in the agreement without first obtaining the written consent of the Landlord. Consent shall not unreasonably be withheld. Any change of possession without Landlord's written consent shall be a trespass subject to immediate ouster. **CONDITION FOR CONSENT:** 1) Prospective subtenant must have good neutral rental reference (e.g. previous landlord). 2) Landlord shall have personal interview with prospective subtenant in person or by phone. 3) Tenant is required to collect 1 ½ month security deposit from their subtenants. The Landlord will help with subletting in every way possible including providing sublease forms if tenant requests. The Housing office in the Student Activities Building has sublet leases, information, help, and free advertising for subletters.

26. Renter's Insurance & Liability: In general, the State of Michigan frequently experiences severe inclement weather. Consequently, CareOne Rental insurance agent has established a policy to address situations where tenants are not entitled to compensation for inconveniences or losses, including occurrences damage to personal property resulting from acts of nature.

Page 4 please initial here:

RENTAL LEASE AGREEMENT

202X-202X

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these acts of nature encompass We advise tenants such as flooding, fallen trees, spoilage of perishables due to power outages, and more. to exercise caution when storing items, particularly electronics, at or near ground level to mitigate the risk of costly losses in the event of a flood. While we do not mandate tenants to purchase and maintain renter's insurance, we strongly recommend its adoption. Furthermore, we encourage you to explore insurance policies that specifically cover the loss of spoiled food during power outages for added protection.

27. Joint & several obligations Each tenant & cosigner on lease is jointly & severally liable to landlord for the total rent, damages & other. Original tenant is still responsible for rent payments and house damages. Charges. If one Tenant/Subtenant fails to pay, each & every tenant & cosigner will be held liable by landlord for the total amount due.

28. Withholding Landlord needn't reimburse Tenant for work done by anyone hired by Tenant without Landlord's prior written OK. Tenant shall try to resolve all problems with Landlord before withholding payment.

29. Quiet enjoyment and conduct Tenant+Guest shall respect others' rights to quiet enjoyment, especially 9 pm through 8 am. Landlord & Tenant shall both reasonably try to maintain peace+quiet in Premises, but tenant understands Landlord's limited ability to control behavior of others. Fire escapes & roof are for emergencies only. Tenant shall pay \$100 in additional rent per each occurrence of **Furniture/equipment/person on roof to compensate Landlord for increased wear+tear, & shall additionally compensate Landlord for any Associated damage.**

30. Tenant liability Improper conduct (poor housekeeping, poor cleaning, interference with Landlord's showings, etc.) can hinder leasing Premises for the next term. This can cause property to have vacancies or lower rent (especially campus properties which must be leased far in advance to get full rent). Tenant shall compensate Landlord for this income loss if related to Tenant conduct. If there is improper conduct & Tenant doesn't correct it after notification, then Landlord may enter & correct it (e.g., clean Premises). Tenant shall bear all costs incurred by Landlord due to Tenant violations of this Lease.

31. Holdover tenancy Moving out on time is important. Tenant shall vacate Premises & remove all belongings by Lease End date; otherwise, Tenant shall pay Landlord double Prorated rent for each day held over. If Tenant holdover delays move in of new tenants, this could cause loss of new tenants, resulting in vacancy. Tenant shall be responsible for Landlord's costs & losses associated with this vacancy. Any agreement for Tenant or his property to remain after Lease end must be in writing. **No exceptions and No verbal agreements!**

32. Showings and inspections With proper notice, Landlord has right to inspect take advertising photos or videos and show Premises, to prospects during reasonable hours without interference by Tenant for any reason. Landlord will comply with applicable local ordinances regulating the showing and leasing of premises.

33. STORAGE: Stuff stored in common areas or left after move out is deemed abandoned by Tenant & may be discarded without Compensation/notice. **Tenant Storage rules:** no flammable/hazardous material non/near Premises. Store stuff at least 6 Inches off basement because of possible drain backup. All stored items need to be a minimum of 3 Foot away from Furnace or Water Heater.

34. DECORATING, SIGNS & IMPROVEMENTS: Tenant shall observe the following: **no painting** or wallpapering, no loft beds attached to Building or "stuck" inside it, don't alter/cover any signs/notices. If Tenant makes unapproved changes, then Tenant shall pay Landlord for all costs of restoring Premises to prior condition. Examples: If Tenant paints walls with unapproved paint, then it would be repainted with Landlord's correct paint & methods.

35. ENTRY & PROPER NOTICE Landlord shall knock/ring doorbell first & may enter only after: Proper Notice, in emergencies or with Resident permission. Proper Notice is: notifying resident a day in advance of time of proposed entry. Notice may be verbal, by mail, E-mail or note posted on door. Landlord may enter at this time if Tenant doesn't notify Landlord of objections to this entry; Otherwise, Tenant shall arrange another time with Landlord. If any resident gives permission to enter, this shall be authorization by all residents.

36. SAFETY & POTENTIAL HAZARDS Allergies: If Tenant has allergies, then Tenant shall determine that Premises are irritant free Before signing Lease. Tenant shall notify Landlord of any allergy concerns regarding premises before signing this lease. **Inspection for Hazard:** To assess risk or inspect Premises for potential hazards, Tenant may request an opportunity to inspect Premises prior to signing Lease.

37. COMPLETE AGREEMENT This written Lease is the complete agreement between Landlord & Tenant. If any person tells Tenant anything that contradicts Lease, then Tenant shall immediately notify Landlord in writing. This Lease replaces all other agreements between Landlord & Tenant regarding tenancy & Premises. Landlord makes no unwritten promises/warranties/agreements about: service, Lease provisions, occupancy, improvements, condition/configuration of Premises.

Page 5 please initial here:

38. STATE OF MICHIGAN TRUTH IN RENTING NOTICE.

Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

39. City ordinance requires Landlord to furnish to Tenant prior to executing lease a copy of RIGHTS AND DUTIES OF TENANTS. Tenant signature acknowledges receipt of booklet.

40. NOTICE: YOU HAVE THE RIGHT TO PRIVACY IN YOUR RENTAL HOME CITY LAW ESTABLISHES GUIDELINES THAT THE OWNER AND HER/HIS AGENTS MUST FOLLOW BEFORE ENTERING YOUR HOME. YOU MAY INITIATE ADDITIONAL ENTRY RESTRICTIONS BY GIVING WRITTEN NOTICE TO YOUR LANDLORD. COPIES OF THESE GUIDELINES (HOUSING CODE 8:529) ARE AVAILABLE AT THE BUILDING DEPARTMENT, CITY HALL.100 N. FIFTH AVE.

41. CITY OF ANN ARBOR TRUTH IN RENTING NOTICE:

Some things your Landlord writes in the lease or says to you may not be correct representations of your rights. Also you may have rights and duties not mentioned in your lease. Such rights may include rights to repairs rights to withhold rent to get repairs done and rights to join a tenants union or to form your own union. Such duties may include the duty to pay rent due and the duty not to cause a serious health hazard or damage beyond reasonable wear and tear. Additionally some lease clauses may be subject to differing legal interpretations. If you think that a clause in your lease or something your Landlord says to you is unfair you may contact your lawyer legal aid society or tenant’s union lawyer for their opinions.

42. Ann Arbor Utility Charges Notice. No owner of rental property shall lease the property without furnishing to the tenant, before the time of entering into the lease, a budget plan. As used in this section, “Budget Plan” means a projection of monthly utility costs for primary heating fuel prepared by the public utility company. *This section shall apply to the rental of all dwelling units for which budget plan information is available from the utility company without charge and in which the tenant is required to pay the owner or the utility company a utility charge for heating fuel in addition to rent.* The budget plan statement shall be in writing, included as part of the leasing agreement, but may be prepared by the owner based on information verbally supplied by the utility company. Estimated average cost for Electricity is \$85 and Gas is \$92 a month, average estimated water use is about \$250 per Quarter year.

43. A tenant who has a reasonable apprehension of present danger to him or her or his or her child from domestic violence, sexual assault, or stalking may have special statutory rights to seek a release of rental obligation under MCL 554.601b.

44. CareOne Rental does not discriminate on the basis of race, color, religion, national origin, sex, disability or familial status.

45. Criminal conduct; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law.

RENTAL LEASE AGREEMENT

202X-202X

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46. SIGNATURES BELOW INDICATE THAT: Tenant & Cosigner admit to carefully reading Lease & all attachments, mentioned on this lease agreement, Tenants are relying completely upon this lease, not upon any erroneous or conflicting inf. provided by Landlord/Reps during showings or negotiations. You are NOT relying on any oral representations. You are entitled to receive a copy of this Lease after it is fully signed. Keep it in a safe place. The undersigned assume the obligation for payment of all monies owing under this lease, tenants are jointly and severally liable, and co-signers (If Applicable) shall have the same obligation otherwise specified in writing.

LANDLORD: CareOne Rental. LLC

Rep. Name: _____ Signature. _____ Date: _____

TENANTS:

Please print Name Clearly

1) Signature _____ Name _____ Date: _____

2) Signature _____ Name _____ Date: _____

3) Signature _____ Name _____ Date: _____

4) Signature _____ Name _____ Date: _____

5) Signature _____ Name _____ Date: _____

6) Signature _____ Name _____ Date: _____