



Rental Contract

In consideration of the agreements of the Tenant(s)/ Resident(s), known as:

The Agent of owner/ Manager (Landlord) hereby rents them the dwelling located at _____, for the period commencing on the _____ day of _____, 20____ at 12:01 a.m. and monthly thereafter until the last day of _____, 20____ at 11:59p.m. at which time this Agreement is terminated and the premises shall be vacated returning possession to owner unless otherwise authorized by the owner in writing. Resident(s), in consideration of Owners permitting them to occupy the above property, hereby agrees to the following terms:

- Basic Rent Package Custom Rent Package Deluxe Rent Package

1. RENT: To pay as rental the sum of \$_____ per month, due and payable in advance from the first day of every month. Failure to pay rent when due will result in the Owner taking immediate legal action to evict the Resident from the premises and seize the security deposit. Last month rent of \$_____ at 0% financing for 3 months, 10% charge on balance each month afterward. *Bi-weekly payment: 50% in the sum of \$_____ due on the 1st and 50% sum of \$_____ due 15th. Direct Deposit via ACH should to occur on the same day every other week. The rental agreement term shall be adjusted to a two week period and paid in advance.

Annual Cost of Living: effective the 13th month of this rental agreement and annually thereafter, rent will adjust 3.9% due to cost of living. This protects the Tenant from unexpected large increases in rent.

Your first annual rent adjustment effective date is _____, 20____ and your new rent will be \$_____ per month
 Your second annual rent adjustment effective date is _____, 20____ and your new rent will be \$_____ per month.
 Your third annual rent adjustment effective date is _____, 20____ and your new rent will be \$_____ per month.

2. LATE FEE: Rent received after the first of the month will be subject to a late fee of 10% plus (\$5.00) dollars per day and loss of discount.

3. BAD CHECKS: Residents further agree to pay as a service charge the larger of \$20 or 10% of the amount of any dishonored check, regardless of cause.

4. APPLIANCES: The above rental payment specifically EXCLUDES all appliances not permanently affixed. Appliances located at or in the property are there solely at the convenience of the Owner, who assumes no responsibility for their operation. In the event they fail to function after occupancy is started, the Resident may have them repaired at no cost to Owner or request Owner to remove them.

5. DISCOUNT: As an incentive to the Resident to be responsible for all maintenance of the premises and yard each month, and to pay his/his rent payments AHEAD OF TIME, a discount in the amount of \$_____ may be deducted from the above rental sum each month. THIS DISCOUNT WILL BE FORFEITED IF THE RESIDENT FAILS TO PERFORM AS STATED ABOVE. In the event the discount is lost one month, this will not prevent the resident from benefiting from the discount in subsequent months in the event they comply with the terms of this agreement. Discounts lost due to a maintenance call during the month will be added to the next months rent due.

6. EXTRA VISITORS: To use said dwelling as living quarters only for _____ adults and _____ children,

Occupants: These are the only occupants to occupy the Rented Premises; the Landlord must approve any others:

Full Real Name

Birthdate

Social Security Number

1.)		
2.)		
3.)		
4.)		
5.)		
6.)		

and to pay \$75.00 each month for each other person who shall occupy the premises in any capacity other than visiting. Landlord hereby agrees to rent to Tenant(s) jointly and severally, the premises described above for the term stated. The rented premises shall be used as dwelling, and not otherwise, and shall not be sublet, assigned or transferred in any manner without the written consent of the Landlord.

7. ACCEPTANCE OF PROPERTY: Resident accepts the "AS IS" condition of the property, waiving inspection of same by Owner and agrees to notify Owner of any defects. Resident further agrees to indemnify Owner against any loss or liability arising out of Resident's use of the property, including these using the property with Resident's consent.

8. MAINTENANCE: Resident agrees to maintain the premises during the period of this agreement. This includes woodwork, floors, walls, furnishings and fixtures, appliances, windows, screens doors, lawns, landscaping, fences, plumbing, electrical, air conditioning and heating, and mechanical systems. Resident acknowledges specific responsibility for replacing and/or cleaning filters on a/c and heating units. Any damages caused to units because of not changing and cleaning filters will be paid for by the Resident. Tacks, nails, or other hangers nailed or screwed into the walls or ceilings will be removed at the termination of this agreement. Damage caused by rain, hail or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, whether caused by abuse or neglect is the responsibility of the Resident. Resident agrees to provide pest control in the event it is needed.

9. VEHICLES: Resident agrees never to park or store a motor home, recreational vehicle, or trailer of any type on the premises; and to park only _____ automobiles described as follows: ONLY ON THE PAVED DRIVEWAYS PROVIDED. Resident agrees that no vehicle may be repaired, nor may any vehicle be stored on the property without a current registration and tag, except in the garage. RESIDENT AGREES THAT ANY VEHICLE PARKED ON ANY UNPAVED AREAS OR VEHICLE WITHOUT A CURRENT REGISTRATION MAY BE TOWED AND STORED AT RESIDENT'S EXPENSE BY "DIRECT TOWING" OR OTHER TOWING

10. CLEANING: Resident accepts premises in its current state of cleanliness and agrees to return it in a like condition.

11. SECURITY DEPOSIT: Resident agrees to pay a deposit in the amount of \$_____ to secure residents pledge of full compliance with the terms of this agreement. Note: THE DEPOSIT MAY NOT BE USED BY TENANT TO PAY RENT DURING THE TENANCY! The security deposit will be used at the end of the tenancy to compensate the Owner for any damages or unpaid rent or charges, and will be repaired at resident's expense with funds other than the deposit.

Split Payment \$_____ due 1st month and \$_____ due 2nd month, plus \$10 administration fee.

Initials Tenant _____ Initials Tenant _____ Initials Tenant _____ Initials Tenant _____ Landlord _____ updated: November 2021



Rental Contract

12. ANIMALS: Resident agrees to pay a non-refundable animal fee of \$ 20 per month per animal. All animals found on the property, but not registered under this agreement will be presumed to be strays and disposed of by the appropriate agency as prescribed by law. In the event a Resident harbors and undisclosed animal, they agree to pay an animal fee for the entire term of the agreement, regardless of when the animal was first introduced to the household. **If you or any guest or occupant violates animal restrictions (with or without the tenant's knowledge), tenant will be subject to charges, damages, eviction, and other remedies provided in this rental and lease agreement.** The Resident specifically understands and agrees:

- A. No animal which is attacked-trained or vicious, with a history of biting people or other animals, or of property damage will be kept on the premises;
- B. That the Resident is solely responsible for any and all damage to the owner's property including, but not limited to the premises, carpeting, draperies, blinds, wall coverings, furnishings, appliances, and landscaping, including the lawn, and shrubbery;
- C. That in a like manner, he/she is responsible for any and all damage or loss to persons or property of others caused by the Resident's animal(s) and in this regard does hereby agree to hold the owner harmless for any such damage;
- D. That all animal(s) should be cared for and maintained in a humane and lawful manner;
- E. That all animal waste shall be removed and disposed of promptly, including waste in neighbor's yards distributed by Resident's animals;
- F. That all animals shall be maintained so as to not cause annoyance to others.

13. RESIDENT'S OBLIGATIONS: The Resident agrees to meet all of resident's obligations; including:

- A. Taking affirmative action to insure that nothing exists which might place the owner in violation of applicable building, housing and health codes.
- B. Keeping the dwelling clean, and sanitary; removing garbage and trash as they accumulate; maintaining plumbing in good working order to prevent stoppages and or leakage of plumbing, fixtures, faucets, pipes, etc.
- C. Operate all electrical, plumbing, sanitary, heating, ventilating, a/c, and other appliances in a reasonable and safe manner.
- D. Assuring that property belonging to the owner is safeguarded against damage, destruction, loss, removal, or theft.
- E. Conducting him/herself, his/her family, friends, guests and visitors in a manner which will not disturb others. Resident warrants that he/she will meet the above conditions in every respect, and acknowledges that failure to do so will be grounds for termination of this agreement and loss of all deposits without further recourse.

14. SUBLETTING: Resident agrees not to assign this agreement, nor to sub-let any part of the property, nor to allow any other person to live therein other than as named in paragraph 4 above without first requesting permission from the Owner and paying the appropriate surcharge. Further, that covenants contained in the Rental Agreement, once breached, cannot afterward be performed; and that eviction proceedings may be commenced at once without notice.

15. COURT COSTS: Resident agrees to pay all court costs and Attorney's fees incurred by the Owner in enforcing legal action or any of the Owner's other rights under this agreement or any state law. In the event any portion of this Agreement shall be found to be unenforceable under the law, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. If Landlord refers Tenant's delinquent account for collection, Tenant balance shall immediately increase 33% for collection fee and interest will accrue thereon at 18% compounded monthly. When Landlord is awarded judgment against Tenant for breach of contractual requirements or obligations of this rental agreement, Tenant agrees to pay Landlord's court costs, legal fees, and all past due rents, deposits, and other charges immediately. Additionally, Tenant agrees to pay Landlord the sum of \$350.00 for every legal action initiated for administrative cost involving the legal action. (communications with owners, attorneys, etc. in pursuing legal action) and a \$200 for every court appearance the Landlord must appear. The landlord encourages tenant to avoid legal action as all of the legal fees and costs are passed down to tenant. Prices are subject to change as court costs, attorney fees, and process fees are increased.

16. OWNER'S STATEMENTS: All rights given to the Owner by this agreement shall be cumulative in addition to any other laws which might exist or come into being. Any exercise or failure to exercise, by the Owner of any right shall not act as a waiver of any other rights. No statement or promise of Owner or his agent as to tenancy, repairs, alternations, or other terms and conditions shall be binding unless specified in writing and specifically endorsed.

17. PARTIAL PAYMENT: The acceptance by the Owner of partial payments of rent due shall not under any circumstance, constitute a waiver of the Owner, nor affect any notice or legal eviction proceedings in theretofore given or commenced under state law.

18. ABANDONMENT: If Resident leaves said premises unoccupied for 15 days while rent is due and unpaid, Owner is granted the right hereunder to take immediate possession thereof and to exclude Resident there from; removing at his/her expense all his/her property contained therein and placing it into storage at Resident's expense.

19. RIGHT TO SIGN: The individual(s) signing this Lease/Rental Agreement as to Resident stipulates and warrants that he/she/they have the right to sign for and to bind all occupants.

20. OUTSTANDING ACCOUNT BALANCE: will accrue at 18% annual percentage rate effective immediately upon move-out and return of possession to Landlord. Outstanding account balance includes any and all Tenant responsible charges and is retroactive to the due date. There is no grace period and additional charges as listed in this agreement will begin to accrue immediately.

21. PAYMENT APPLICATION: Money received by Landlord from tenant shall be applied to tenant's account in the following manner: first, to outstanding dishonored payment fees; second, to outstanding late fees chargeable to tenant; third, to outstanding legal fees, court costs, and/or administrative fees; fourth, to outstanding utility bills that are tenant's responsibility; fifth, to tenant chargeable damages to property; sixth, to collection agency fees; seventh; to costs for re-letting the property – if applicable; eighth and lastly to rent.

22. UTILITIES: Residents shall be responsible for payments of all utilities, garbage, water and sewer charges, telephone, gas or other bills incurred during their residency. They specifically authorize the Owner to deduct amounts of unpaid bills from their deposits in the event they remain unpaid after the termination of this agreement.

23. PERSONAL PROPERTY: No rights of storage are given by this agreement. The owner shall not be liable for any loss of personal injury or property by fire, theft, breakage, burglary, or otherwise, for any accidental damage to persons, guests, or property in or about the leased/rented property resulting from electrical failure, water, rain, windstorm, or any act of God, or negligence of owner, or owners agent, contractors, or employees, or by any other cause, whatsoever. Resident covenants and agrees to make no claim for any such damages or loss against owner, but to purchase needed "renters insurance" or to provide self-insurance in adequate amounts to offset any risk. Resident agrees to list Owner as "additional insured" on their insurance policies. _____(initials) _____(initials) _____(initials)



Rental Contract

24. RENTER'S INSURANCE: Tenant shall obtain Renter's Insurance with an effective date the same as this rental agreement, naming Landlord, its successors and/or assigns as additional loss payee and/or additional insured.

- a) Landlord does not insure Tenant's person and all personal property in the rented premises.
- b) The Tenant states the rented premises have been examined to the extent necessary to ascertain its condition.
- c) The premises are rented in the condition found and Landlord shall not be liable to Tenant, or anyone on the premises with consent or at the invitation of the Tenant, for property damage or personal injuries caused by or arising out of the condition of the rented premises, it being understood the Tenant, and all others, take the premises as they find them.
- d) In the event such damage or injury arises out of Tenant's failure to maintain or repair, the Tenant shall indemnify Landlord, agents and employees, from any such claims and hold them harmless.
- e) Tenant shall provide verifiable proof of Renter's Insurance satisfactory to Landlord before entering into this Rental Agreement. Should Tenant not provide verifiable proof of Renter's Insurance, the Landlord may terminate this rental agreement or increase the monthly rent by twenty five dollars.

25. REMOVAL OF PROPERTY: Resident agrees not to remove or alter in any way owner's property specific written permission from the owner. Any removal or alteration of owners property without permission shall constitute abandonment and surrender of the premises, and termination by the tenant of this agreement Owner may take immediate possession and exclude Residents from the property, storing all Residents possessions at Resident's expense pending reimbursement in full for owner's loss and damages.

26. IDENTITY: Landlord may take photos and videos of all tenants and all occupants to properly document and verify identity of tenant(s) entering into this rental agreement. These photos shall remain in the tenant file and has become part of routine business practices today due to increase in personal identity theft. Photos are less intrusive than fingerprints. The Tenant(s) shall become part of this rental agreement as an attachment "Tenant Photos" to this rental agreement.

27. IN ADDITION TO: all other duties of maintenance, the Tenant shall:

- a.) Immediately call 911 if Tenant believes a crime is being committed or occurred and or medical emergency and fire emergency.
 - b.) Comply with all obligations imposed on Tenant by building and housing codes materially affecting health and safety;
 - c.) Keep the property and premises as clean and safe as possible;
 - d.) Dispose from the rented dwelling unit and premises all ashes, garbage, rubbish, and other waste in a clean and safe manner;
 - e.) Use the plumbing in a reasonable manner and if by Tenant misuse it should freeze, burst, or get out of order, Tenant agrees to pay for cost of same repairs (the Landlord is to maintain and repair at Landlord's expense any plumbing deficiencies due to normal wear and tear)
- I. FROZEN Pipes are tenant responsibility and are tenant chargeable.
 - II. Should below freezing extreme cold temperatures be forecasted for an extended period (enough time to freeze water), Tenant shall take action to prevent frozen pipes:
 - a. Open base cabinet doors on sinks and remove items allowing heat and warm air to access plumbing pipes in base cabinet. Placing a small fan could be very helpful.
 - b. Turn on hot and cold water faucets to the smallest steady stream possible along with occasionally turning on faucets with short blasts help to prevent freezing of pipes. The minimal increase in the water bill is a lot less expensive in both cost and inconvenience when dealing with a major plumbing problem.
 - c. If home has a "crawlspcace", tenant shall place cardboard or plastic to close up crawlspcace vents on exterior of home.
 - d. In extreme weather situations where tenant can not remain in the home for reasons such as job or family commitments, etc, tenant should consider turning off main water valve to prevent property damage occurring from water supply lines bursting in an unoccupied premises. This will save tenant damage to personal property, premises, along with the huge inconvenience and expense of frozen pipes.
 - f.) Keep all plumbing fixtures in the dwelling unit or used by the Tenant as clean as possible;
 - g.) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances; and repairs made that are caused by tenant's neglect, abuse, or misuse will be paid by tenant.
 - h.) Not deliberately or negligently destroy, deface, damage, impair, or remove any part of the premises or knowingly permit any person to do so;
 - i.) Conduct himself/herself and require other persons on the premises with his consent to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment;
 - j.) To abide by any rules or regulations adopted by the Landlord to promote the convenience, safety, or welfare of tenants in the premises to preserve the property or fairly distribute services or facilities.
 - k.) Tenant understands and acknowledges tenant is responsible for the cost of:
 - **Single Family Home: pest control including BED BUGS and treatment.** Tenant is responsible for the cost of all readily observable pest control of the Premises such as ants, roaches, rodents, birds, insects, silverfish, fleas, bed bugs or other vermin within Tenant's ability to control with off-the-shelf devices or chemicals such as traps or approved sprays, or other methods such as physically blocking or disturbing habitat or entrances to the premises thereof.. The Tenant has responsibility to notify the Landlord when recognizing any signs of hidden or non-observable pests such as crumbling structural walls, floors, beams, supports, trim, roofing, and so on, or to request assistance for observable pests if required such as for serious infestations where commercial remedies may be needed.
 - snow and ice removal on driveway, sidewalks, porches, and patios, and other areas that may otherwise pose a danger to any persons on or about the premises including the public using the sidewalks, driveways, porches, steps, patios, decks, etc.



Rental Contract

- **Replace Air Filter Monthly.** Do NOT remove air filter without replacing it. Replacing air filter monthly will reduce your utility bills by allowing your heating and air conditioning system to run more efficiently. HVAC system found with dirty and clogged air filters or with air filters removed will be charged.
- **any broken glass, no matter how it gets broken**
- **Any broken door or lock - including storm doors, no matter how it gets broken.**
- **any damage** to the walls, ceilings, floors, carpeting, tile, trim, doors, permanent fixtures, or other parts of the dwelling caused by the Tenant or Tenant's Occupants or Guests
 - l.) Tenant shall know exact location of water shut off valve(s) and shall turn off the water should a pipe burst or leaks out of control.
 - m.) Should Tenant fail to make repairs or replacement, Landlord may do so at Tenant's expense and charge Tenant the cost of the repair or replacement including labor, material, service call and travel time as added rent which shall become due and payable under the terms and conditions of normal rent.
 - n.) Quickly evacuating all Occupants of the Premises to a safe location such as a neighbor's home or off the property in the event of an actual emergency or an uncontrollable fire or undetermined smoke (as deemed by the Tenant) and call telephone number 911 immediately. Do not go back inside the dwelling to retrieve any belongings or for any other reason until competent authority has cleared the scene reporting dwelling is safe.

28. WATERBEDS: In the event any occupant of the premises shall use a flotation bedding system, the Resident shall carry an insurance policy with a loss payable clause payable to the owner. This policy should cover personal injury and damage to the owner, and should be in a form standard to the industry. The minimum limits should be \$ 100,000. In the event the Resident installs a flotation bed installation, then the Resident is in default, and owner will have remedies as per paragraph 20 above.

29. TERMINATION: After one month's rental payment has been received, this agreement may be terminated by mutual consent of the parties, or by either party giving written notice of at least 15 days prior to the end of any monthly period. Any provision of this agreement may be changed by the owner in like manner. All parties agree that termination of this agreement prior to _____ regardless of cause will constitute a breach of the tenancy as

agreed on page 1 and all deposits shall be forfeited and remaining least will be in favor of the owner as full liquidated damages at the owner's option.

30. METHOD OF PAYMENT: The initial payment of rent and deposits under this agreement must be made in cash, or cashier's check drawn from a local financial institution. Thereafter, monthly rent payments may be paid by check until the first check is dishonored and returned unpaid. Regardless of cause, no other additional payments may afterwards be made by check. Checks returned will not be redeposit. The Resident will be notified by a 3-day notice, and will be required to pay the amount due, including the bad check charge, in cash or cashier's check. Resident is aware that owner may report past rent, damages, utilities or other costs owed by Resident to credit reporting agencies. Resident understands this reporting could affect Resident's ability to obtain credit for future housing. The time of each and every payment is of the essence. Payment received date will be recorded same as U.S. Mail postmark stamped on envelope payment is received. It is extremely important to ALWAYS be prompt in paying rent. Failure to pay the rent causes a whole sequence of events to occur which costs the Landlord(s), Tenant(s), courts, banks, collection agencies, and many others precious time, effort and money to compensate for, correct, and resolve. Any Rent and/or Additional Rent(s) paid on the 2nd of the month or later is/are considered late and late charges shall apply.

31. DELIVERY OF RENTS: Rents may be mailed through the U.S. mail to _____ 2535 Bert Kouns Ind. Loop Ste 203-247, Shreveport, LA 71118 _____. Any rents lost in the mail will be treated as if unpaid until received by Owner. It is recommended that payment made in cash or money order be delivered in person to the owner's office at the above address. Only rents received by mail or in person on or before the due date will qualify the tenant for a discount! Also applications (Apps) can be downloaded to pay: Cash App, Paypal, or Point of Sale (2.75% more), home.cozy.co. Bank Transfers is also an option Bank _____ Barksdale_ Routing # _____ 311175093 _____ Account # _____ 1383250502 _____.

32. RETURN OF DEPOSIT: Security deposits will be deposited for the Resident's benefit in a bank account. Release of these deposits is subject to the provisions of State Statues and as follows:

- A. The full term of this agreement has been completed.
- B. Formal written notice has been given as per paragraph 22 above.
- C. No damage or deterioration to the premises, building(s), or grounds is evident.
- D. The entire dwelling, appliance, closets and cupboards, are clean and left free of insects, the refrigerator is defrosted, and all debris and rubbish has been removed from the property; the carpets are cleaned and left odorless.
- E. Any and all unpaid charges, animal charges, late charges, extra visitor charges, delinquent rents, utility charges, etc., have been paid in full.
- F. All keys have been returned, including keys to any new locks installed while resident was in possession.
- G. A forwarding address has been left with the owner.

Thirty days after termination of occupancy, the owner will send the balance of the deposit to the address provided by the Resident, payable to the signatories hereto, or owner will impose a claim on the deposit and so notify the Resident by certified letter. If such written claim is not sent, the owner relinquishes his right to make any further claim on the deposit and must return it to the Resident provided Resident has given the Owner notice of intent to vacate, abandon, and terminate this agreement proper to the expiration of its full term, at least 7 days in advance.

33. PHONE: Resident agrees to install and maintain telephone service, and agrees to furnish to the owner the phone number, and any changes, within 3 days after installation.

34. GAS, ELECTRIC AND WATER: Resident agrees to transfer the gas, electric, and water service charges to their name immediately upon occupancy and to make arrangements for meter readings as needed.

35. THREE(3) DAY INSPECTION: Under the terms of this discount lease/rental agreement, Residents will be provided with an inspection sheet. It is their obligation to inspect the premises and to fill out and return to the Owner their inspection sheet within 3 days after taking possession of the premises. It will be presumed that the house is functioning in a satisfactory manner in all respects after the expiration of the 3 days. Resident agrees that failure to file such a statement shall be conclusive proof that there were no defects of note in the property. After that time, the Resident is obligated to provide for routine maintenance at this own expense, or to lose the discount.



Rental Contract

36. OWNERS AGENTS AND ACCESS: The owner may be represented by an agent who will carry identification. Resident specifically agrees to permit the owner or agent(s) access to the premises for the purposes of inspection, repairs, or to show the property to another person at reasonable hours, on request. Resident will also allow signage in the yard. Owner has authorized the Company/Manager/Agent as Landlord listed above to enter into this rental agreement on his/her behalf, to receive and receipt for rent, and to do any and all other things necessary or desirable to administer or effectuate this agreement during Tenant's occupancy. Rent shall be paid and all notices, requests or other communications shall be by or to Landlord through Manager/Agent at the address listed above. Manager/Agent for the Landlord will be referred to as the Landlord in this rental agreement and has full authority from the owner to manage the rented premises.

37. MAINTENANCE AND REPAIRS: In the event repairs are needed beyond the competence of the Resident, he or she is urged to arrange for professional assistance. Residents are offered the discount as an incentive to make their own decisions on the property they live in. Therefore as much as possible, the Resident should refrain from contacting the Owner except for emergencies or for repairs costing more than the discount since such involvement not by the Owner will result in the loss of the discount. ANY REPAIR THAT WILL COST MORE THAN THE AMOUNT OF THE DISCOUNT MUST BE APPROVED BY THE OWNER OR THE TENANT WILL BE RESPONSIBLE FOR THE ENTIRE COST OF THAT REPAIR. Any improvement made by the

1.) tenant shall become the property of the Owner at the conclusion of this agreement. Landlord agrees to repair the property when repairs needed are caused by forces beyond Tenant's control and to which Tenant have not contributed (hurricane, earth quake, flood, fire, tornado, ice storms, etc) which renders the Premises unsafe or uninhabitable. Landlord reserves the right to terminate the lease to make extensive repairs or dispose of property. In such a case where the Tenant must be displaced, Landlord is not obligated to provide alternate housing arrangements or make any provisions for the Tenant beyond returning security deposit and pro-rated prepaid rents or additional rents. However, Tenant(s) may request relocation relief through insurance claims, Federal Emergency Management Agency (FEMA) grants, or other local, state, and federal disaster or relief organizations. Tenant may also request relief from their Renter's Insurance provider. All repairs and maintenance that Landlord is responsible for shall be done at Landlord's sole discretion. Tenant agrees to keep the premises in a clean and good condition at all times and to repair the premises or property. When damage is caused by misuse or neglect, rather than as a consequence solely of normal and reasonable wear, Landlord may terminate rental agreement before making repairs. **Listed below are a few examples of tenant chargeable maintenance and repair cost:**

- a) When sanitary napkins, garbage, grease, or foreign or harmful substances are placed into plumbing receptacles.
- b) When damage results from activities or actions, which violate this agreement by Tenant or Tenant's guests.
- c) When damage is caused by wind, rain, or other elements from leaving windows open or by the overflow of water in the property.
- d) When and if the premises are burglarized or broken into for all property damage resulting from the incident. **A Police Report is NOT a "Get Out Of Being Responsible for Damages" Coupon.**

38. WORKER'S WARRANTY: All parties to this agreement warrant that any work or repairs performed by the Resident will be undertaken only if he/she is competent and qualified to perform it, and the person performing the work will be totally responsible for all activities to assure they are done in a safe manner which will meet all applicable statutes. They further warrant that they will be accountable for any mishaps or accidents resulting from such work, and that they will hold the Owner free from harm, litigation or claims of any other person.

39. RADON: 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 gas that exceeds Federal and State guidelines have been found in buildings. Additional information regarding radon and radon testing may be obtained from your county public health office.

40. LEAD-BASED PAINT: Houses built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of 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 lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet of lead poisoning prevention.

41. SMOKE DETECTORS: Smoke detectors have been installed in this residence. It's the tenant's responsibility to maintain its appliance including testing periodically and replacing batteries as recommended by the manufacturer. In the event the detector is missing or inoperative, the tenant has an affirmative duty to notify the landlord immediately.

42. DEFAULT BY RESIDENT: Any breach or violation of any provision of this contract by Resident or any untrue or misleading information in Resident's application shall give the Owner or his agent's the right to terminate this contract, evict the Resident and to take possession of the residence. The Resident agrees to a forfeiture of the security deposit and Owner may still pursue any remaining amounts due and owing.

43. BANKRUPTCY: In the event of bankruptcy or state insolvency proceeding being filed against the Resident, this heirs, or assign, at the option of Owner, his agent, heirs, or assigns, and immediately declare this contract null and void, and to once resume possession of the premises. No judicial officer shall ever have any rights, title, or interest in or to the above described property by virtue of this agreement.

44. TRASH DISPOSAL: Tenant is responsible for all trash, debris, and recyclables removal. Tenant shall abide by all local and state laws, regulations, and ordinances. Most cities, towns, neighborhood and owner associations have adopted and implemented very strict rules regarding trash disposal including specific containers and specific hours to set out trash, debris, and recyclables at curbside in approved or authorized trash containers. Violators can be issued a citation and fined on the spot without warning. Should this happen as a result of tenant non-compliance, the tenant shall be assessed a trash disposal fine charge of **125%** of assessed fine to handle administrative costs of processing citation and fine.

45. **DEATH:** In the event of single or both or all Tenant(s)' death before expiration of this Rental Agreement, Landlord shall have the right to declare this Rental Agreement terminated. Landlord shall have the right to remove personal property or belongings of the Tenant from the rented premises and store same at a commercial storage firm at Tenant's expense, or on suitable portions of the rented premises. Landlord shall reasonable precautions to safeguard said property or belongings, but shall not be obliged to store same under this item and shall not be responsible for loss or damage beyond his control.

46. **RE-RENTAL CHARGE:** If tenant moves before the end of the term of this rental agreement, for any reason, a re-rental fee, the sum of one and a one-half (1.5) month's rent, shall be due immediately at time of the final move out inspection to cover Landlord's expenses in obtaining a new tenant. (Longer term rental agreements allow the tenant to get very affordable month rent due to landlord's reduction in the expenses involved with tenant turnover.)



Rental Contract

47. RENEWAL TERM: Rental Agreement renewal fee of \$85.00. Should Tenant fail to renew rental agreement before the expiration date of this rental agreement, rent shall increase \$150 per month beginning the first month after the expiration date of this rental agreement. All terms of this rental agreement except dollar amount of rent shall carry forward in a month to month tenancy. At the end of initial term herein, as per page 1, owner may elect to renew for another term but at a rental increase of 3% to 5% of current rental rate depending on the market index.

48. **Antenna / Radio / Cable TV / Satellite Dish:** Tenants who wish to install external equipment to the building structure or Premises must abide by the following:

- Tenant shall send written request to landlord detailing the description of the equipment Tenant wishes to install on the property. Tenant shall describe in their written request to the Landlord the exact location of where the equipment is recommended to be installed. Landlord will review the tenant's written request and shall contact the Tenant regarding what is permissible with their request. If a request is approved, such structures should not normally be visible from the street side of the home, and should be sized according to current technology (such as satellite dishes being less than 24 inches in diameter for example.)
- Tenant shall not install, attach, affix, or place anything on the roof of the property. Should the tenant violate this section, Landlord may without notice to tenant, remove any item attached to the roof, repair the damaged shingles and roof area, and add all of the costs involved to the tenant's account as additional rent. Landlord shall leave the equipment in the rear yard for the tenant.

49. **Mold, Mildew, Microbes, Fungus, Algae, Radon, and Or Other Environmental Conditions:** may exist in the Property of which the Landlord is unaware. Such contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. These conditions may be identified with a typical home inspection and by personal observation. Landlord recommends Tenant obtain a home inspection to better determine the condition of the property. It is the Tenant's responsibility to prevent and/or otherwise control mold, mildew, microbes, fungus, algae, or other unsanitary conditions on the Premises by keeping the dwelling clean and appropriately dry, and immediately reporting any conditions to the Landlord which cannot be controlled. Leaking or sweating plumbing pipes or fixtures, heating systems and air conditioning coils, lack of ventilation from cooking or steaming hot showers or storage areas, garbage disposals, dishwashers, waste cans or receptacles, clothes dryers not properly ventilated to the exterior, excess humidity in the home during cold weather, open windows during inclement weather, inadequate cleaning and maintenance which allows mold and mildew to penetrate tile grout and caulking around showers, sinks, toilets, tub fixtures and more, all may contribute to rapidly spreading conditions which may not at first be readily observable.

Simply using products like "Tilex" and tub cleaners with mold and mildew inhibitors on a weekly basis will greatly reduce growth of these contaminants. Using central or window air conditioning units, ceiling or floor fans, or other methods of ventilation can control extremes of humidity. If there are any doubts about such contaminants, contact the Landlord as soon as possible for assistance to prevent, limit, or otherwise remediate the sources for moisture and suspected environmental conditions. The Landlord shall reserve the exclusive right to terminate this agreement should the Tenant not make reasonable efforts to maintain the cleanliness and acceptable humidity of the Premises.

50. Code Enforcement: Tenant shall always contact Landlord via phone or email with any maintenance or repair request of any kind. Should Landlord fail to properly address any maintenance or repair issue regarding premises that is a Landlord responsibility, tenant shall contact the Landlord Emergency Number and give your name, address, phone, and description of request and complaint. Tenant shall NOT contact local Code Enforcement as local government is very aggressive in issuing citations and fines as a means to generate revenue for the city.

- NOTE Code Enforcement Officers are NOT repair or service persons.
- Protect Yourself. On rare occasion a tenant may have called Code Enforcement for miscommunication and as a way to "get back" in some way to the landlord. The tenant ended up with multiple "tenant chargeable violations and fines" when the tenant actually contacted Code Enforcement regarding a totally separate issue.
- **Tenant shall pay 125% of any fine(s) issued by Code Enforcement Officers.** The additional cost covers administrative cost involved in processing citation and fine.
- Always contact landlord at office and if you have a complaint or unresolved issue, please TEXT office.

51. POSSESSION: Tenant will return possession of premises to Landlord in the same or better condition than beginning date of this Rental Agreement. Premises should be clean and ready to rent to new tenant, normal wear excepted.

It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures and /or any other parts of the premises, do not constitute reasonable (normal) wear and tear.

This also includes cleaning windows & storm windows, working light bulbs in every fixture, and the onsite move-out condition / inspection will be graded & compared against move-in inspection. Fees for material and labor in addition to damage fees will be deducted from security deposit and if fees to restore premises to move-in condition exceed funds set aside in the security deposit, Landlord may report deficiency to credit bureaus and may pursue legal action to collect expenses incurred from Tenant. The deficiency shall be added to the Tenant's account balance. Tenant acknowledges having received copy of Move Out instructions and procedures and costs list for each item used today. Prices and charges listed may change according to laws, ordinances, and cost of living.

52. DOOR LOCKS AND KEYS: Tenant shall not tamper, remove, or damage exterior door knob locksets and / or deadbolt locksets. Landlord has installed professional custom door lock systems in dwelling.

Exterior Door Knob set or Deadbolt lock replacement: Cost + Work Order Service Charge

Replacement or Additional Keys: \$10.00 each

Lock Out Fees:

- if lockout request is received during business hours, Tenant may purchase a replacement key at the office for \$10 or 2 for \$15
- If lockout request is received during business hours, and if a service person is available, lock out fee is \$85.00
- If Lockout request is received during non-business hours, lock out fee is \$125.00.
- Normal business hours are Monday through Friday 9:00 am to 4 p.m., excluding holidays.

53. SERVICE CHARGES INVOLVING REPAIRS and MAINTENANCE: \$85.00 service call fee will be charged for travel time of service person and is subject to change without notice.

54. ***Tenant hereby waives the requirements of Article 4701 of the Louisiana Code of Civil Procedure and Articles 2685, 2686, 2687, 2688, 2689, and 2691 of the Louisiana Civil Code and consents that upon termination of his right of occupancy for any reason the Landlord/Agent may immediately institute eviction proceedings in accordance with Chapter 2 of Title XI of the Louisiana Code of Civil Procedures.**

Initials Tenant _____ Initials Tenant _____ Initials Tenant _____ Landlord _____

Initials Tenant _____ Initials Tenant _____ Initials Tenant _____ Initials Tenant _____ Landlord _____ updated: November 2021



Rental Contract

55. ACKNOWLEDGMENT: In this agreement the singular number where used will also include the plural, the Masculine gender will include the Feminine, the term Owner will include Landlord, Lesser, and the term Resident will include Tenant, Lessee. The below-signed parties acknowledge that they have read and understand all of the provisions of this agreement. This contract is bound by all heirs, executors, successors and/or assigns.

LEGAL CONTRACT: This is a legally binding contract. If you do not understand any part of this contract, seek competent legal advice before signing.

ACCEPTED THIS _____ day of _____ 20_____, at _____.

Resident

Section 8 Tenant: _____ Yes _____ No
Inspection Pass Date _____ 20____

Resident

Agent of Owner/ Manager/ Landlord/ Williams Realities, LLC

318-759-7442 Business

If landlord is needed, please call between the hours of 8 a.m. and 7 p.m. If unavailable, an answering machine will record your call and as soon as possible.

_____ Tenant Signature	_____ Print Tenant Name	_____ Date Of Birth
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Tenant telephone number: _____ Cell # _____
 Place of employment: _____ Address: _____
 Work phone number: _____ Social Security Number: _____
 Previous Employment: _____ Previous address: _____
 Nearest relative: _____ Relationship: _____ Phone Number: _____
 Address: _____ How long: _____
 Walk-thru done on _____ Emergency Phone No: _____ Name: _____
 Pictures taken on _____ Address: _____

Initials Tenant _____ Initials Tenant _____ Initials Tenant _____ Initials Tenant _____ Landlord _____ updated: November 2021

(Sample Disclosure Format for Target Housing Rentals and Leases)

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (Check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

TENANT's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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