***RESIDENTIAL LEASE AGREEMENT***

***AND / OR***

***RESIDENTIAL LEASE EXTENSION AGREEMENT***

1. Thank you for selecting JJG properties in Reno NV. The purpose of this document is to assure:
	1. you have the best stay possible with JJG properties in Reno NV
	2. you understand what we have done to get the unit ready for you
	3. you understand how we are available to assist you during your stay should you need anything
	4. you understand that the expectations are of you
2. THIS LEASE (the "Lease") dated this \_\_29\_\_\_\_\_ day of \_\_Aug\_\_\_\_\_, 2022.
3. You will be renting MBT 1 2 3 4 5 6 7 8 The Casita
4. The term of the Lease commences at 12:00 noon on
	* 1. \_\_\_\_\_\_\_\_Sept 29 \_\_\_\_\_\_\_\_\_, 2022, 3 pm to 6 pm \_\_\_\_\_\_\_\_\_
		2. and ends on Jan 2 \_\_\_\_\_\_\_\_, 2022 at 12:00 noon \_\_\_\_\_\_\_\_\_



1. BETWEEN:

**JJG Real-estate**

(the "Landlord")

AND-

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

(the "Tenant(s)")

(individually the “Party” and collectively the “Parties”)

1. Check in out is no later than 11 am
2. Check in is 3pm – 6pm
	1. You will be checked in by 1. Blanca 775-470-1883, if not available Jill 925-207-4561 or if not available Grant 925-470-0491
3. Payments can be made at
	1. Venmo Gramt-Newhouse
	2. Zelle 925-470-0491
	3. Wire
		1. JJG Real Estate - Chase Bank
		2. 18300 Wedge Pkwy, Reno, NV 89511
		3. [**Phone**](https://www.google.com/search?rlz=1C1CHBF_enUS925US925&sxsrf=AOaemvK_vFBUp3edrv_JF6okd89J6JGL9g:1638744565302&q=chase+bank+reno+phone&ludocid=1710618204594876886&sa=X&ved=2ahUKEwjsmK6d3830AhUVLX0KHSyTCbgQ6BN6BAgTEAI)**:**[(775) 683-4095](https://www.google.com/search?q=chase%20banks&rlz=1C1CHBF_enUS925US925&oq=chase+banks&aqs=chrome..69i57j46i199i291i433i512j0i402l2j0i512l6.2359j0j15&sourceid=chrome&ie=UTF-8&tbs=lf:1,lf_ui:4&tbm=lcl&sxsrf=AOaemvJ3O4hkT1xC2i44-gSV0bh9KgcahA:1638744551530&rflfq=1&num=10&rldimm=1710618204594876886&lqi=CgtjaGFzZSBiYW5rcyIDiAEBSOD1grCuroCACFodEAAQARgAGAEiC2NoYXNlIGJhbmtzKgYIAhAAEAGSAQRiYW5rmgEkQ2hkRFNVaE5NRzluUzBWSlEwRm5TVVJuY0VsNU0yeG5SUkFCqgETEAEqDyILY2hhc2UgYmFua3MoAA&ved=2ahUKEwj82vuW3830AhXQgGoFHW9gCwkQvS56BAgXECs&rlst=f)
			1. Account number 358956933
			2. Routing number 021000021
4. Any error in any section of this agreement has no impact on any other section.
5. IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:
6. **All non emergency agreements, modifications to agreements, requests for service etc, between the tenant and landlord are to be done in writing via email during normal business hours 9 – 5 M - F. Agreements and modifications to the lease will be written and signed by both parties. There are no verbal agreements, text agreements email agreements etc.**
7. **Emergency service is available by phone only**
8. **Single Point of contact after lease signing is**
	1. **For the Landlord – Phone or text**
		1. **Non Emergency Phone Jill Newhouse 925-207-4567 8 – 6 M – F**
		2. **Emergency Phone Grant Newhouse 925-470-0491**

**Grant@SustainableWaterSolutionsLLC.com**

* 1. **For the Tennant**
		1. **Non Emergency Phone: Name: Email:**
		2. **Emergency Phone: Name: Email:**

**Leased Property – Current Pics at www.Travelnursereno.com**

1. **A lease will be provided to tenant. The tenant(s) will sign the lease and provide a photocopy of drivers license.**
2. Tenant will give deposits to landlord ( or vacate the premises ) no later than 30 days prior to lease start / extension or renewal date. The landlord has no obligation to renew / extend any lease.
3. The Landlord agrees to rent to the Tenant the condo, municipally described as (the "Property"), Unit being rented is highlighted is noted

The Casita

 10184 Via Como Parking across the street

 Reno, NV 89511

 Rent = $1,850.00 / Month

Or

MidTown Beauty 1 Ground Floor 2&1 Or MidTown Beauty 2 Floor 2 – 2&1

2221 Unit F **Parking in Stall 78** 2221 Unit E **Parking in Stall 74**

Kietzkie Ln Kietzkie Ln

Reno NV 89502 Reno NV 89502

 Rent = $2,400.00 Rent = $2,350.00

Or

MidTown Beauty 3 Floor 2 – 2&1 MidTown Beauty 4 Floor 2 – 2&2 + Fireplace

2197 Unit G **Parking in Stall 38** 2201 Unit B **Parking in Stall 16**

Kietzkie Ln Kietzkie Ln

Reno NV 89502  Reno NV 89502

Rent = $2,350.00 Rent = $2,500.00

Or

MidTown Beauty 5 Floor 2 – 2&1 Oct & Nov MidTown Beauty 6 Floor 2 – 2&1

2225 Unit B **Parking in Stall 88** 2189 Unit B **Parking in Stall 56**

Kietzkie Ln Kietzkie Ln

Reno NV 89502 Reno NV 89502

Rent = $2,350.00 Rent = $2,350.00

 Or

MidTown Beauty 7 Ground Floor 2&1 Odin Hills

2229 Unit A **Parking in Stall 95** 3730 Odin Way

 Reno NV 89512 Reno NV 89512

Rent = $2,450.00 Rent = $1,725.00

Or

MidTown Beauty 8 Floor 1 – 2&1

2225 Unit B **Parking in Stall 69**

Kietzkie Ln

Reno NV 89502 Rent = $2,450.00

1. The property is for use as residential premises only. Neither the Property nor any part of the Property will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a private single-family residence.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property for more than 2 consecutive, or 3 total, days or nights, without the prior written permission of the Landlord and being on the lease.

**The property is leased clean, free of pests and damage**

1. The property is leased in a “like new condition”
	* 1. **Tennant has been given the opportunity to do a walk through with the landlord up to 1 hr after receiving keys or the tenant will be given 1 hour to inspect the property prior to moving in for the purpose of compiling a list of unclean / damaged areas and or insects. Items brought to the attention of the landlord will be addressed within 24 hours then re-inspected by tenant. Items not brought to the attention of the landlord within 24 hrs are agreed to be due to the actions of the tenant.**
	1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ signed\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Time
2. Tennant agrees to provided written evidence to landlord of any non like new findings using - Attachment A. If tenant does not complete walk through with in 1 hr. it is agreed there are no findings of non like new conditions.
	1. All surfaces have been cleaned just prior to the tenant moving in.
		1. Counters
		2. Floors
			1. Carpet
				1. Vacuumed
				2. Carpet cleaned and is spot, stain and damage free
			2. Hard surfaces
				1. Swept
				2. Moped
			3. Baseboards
				1. Cleaned
		3. Walls
			1. Dusted
		4. Picture frames
			1. Dusted
		5. Lighting
			1. Dusted
		6. Electronics
			1. Dusted
		7. Sheets
			1. Washed and bleached
			2. No stains
		8. Towles
			1. Washed and bleached
			2. No Stains
		9. Furniture
			1. Steam Cleaned
			2. Dusted
			3. Stain Free
			4. Dent / Damage Free
3. Tennant understands a check out walk through is offered 1 hr. prior to departure. Items noted as needing attention will be listed for the tenant to complete**. If walk through is not completed landlord will complete a walk and advise tenant – landlords observations will be considered accurate and not up for discussion / amendment – Attachment 2**
	1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ signed\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Time

**Insects - Animals**

1. The landlord may agree to pets
	1. **In no case to exceed a total of 2 animals**
	2. No other pet of any kind is allowed for any reason
2. No new pet is allowed on the premises without a new signed lease
3. The unit has been professionally inspected and treated ( as a proactive measure / precaution ) for objectionable insects and pet residue including but not limited to: ants, bed bugs, feces, fleas, roaches, ticks, urine Etc. The landlord stipulates that there are none of these insects or residue in the leased unit on check in. It is always the sole responsibility of the tenant to keep the leased property insect and residue free. Should insects or residue be found at any time during the lease the tenant agrees to report the condition to the landlord within 24 hours.
	1. The landlord has allowed the tenant to have a pet(s) in the leased property
		1. Pets can bring insects into the leased property. Fleas and ticks will typically congregate on the back half of your dog or cat's body, inside the back legs, at the base of the tail or on the belly and groin — wherever is warm and protected.
		2. Urine / Feces / Other – Landlord will inspect for same on check out
		3. **Pets require extra cleaning. Tennant is required to vacuum every other day at a minimum if there is a dog living in the condo top assure pet hair does not accumulate. Understood \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
		4. **Pets are not allowed on any furniture of any kind Understood \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
		5. **Pets are not allowed to use decks / patios as a restroom Understood \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
		6. It is the sole responsibility of the tenant to assure no fleas / ticks / urine are brought into or found in the leased unit. If same are found in the unit by the pest control service in the unit 100% of the pet deposit will be forfeited. Any charges incurred by the landlord exceeding the pet deposit for professionally removing insects will be the responsibility of the tenant.

**Insects – Humans / Food**

* 1. We rent to traveling nurses who work in a hospital environment. There are no bed bugs in the leased property on check in.
		1. Bed bugs are commonly found in hospitals and most commonly found in patient rooms, on the patient beds or furniture. Bed bugs are known to hitchhike into / out of healthcare facilities on the personal belongings of visitors, patients and healthcare providers. Bed bugs do not move by themselves from place to place.
		2. *Recommendations for how workers can protect themselves will vary based on the environment*
		3. In a healthcare facility, it’s important to know that the operating room, maternity ward and psychiatric ward are more likely have bed bugs since patients are staying overnight. In these areas, you should inspect for bed bug activity. If you do spot a bed bug, you should be cautious when arriving home at the end of the day, placing your clothes in the dryer at the highest setting as soon as you enter the home to kill any bed bugs that may have been on your personal clothing. If you are servicing these areas exclusively, you should have a change of clothing and shoes on hand at the hospital to avoid wearing any affected clothing when you arrive at home. Always try to remove clothes and place them in dryer at the highest setting right away to make sure bed bugs are killed.
		4. It is the sole responsibility of the tenant to assure no bed bugs are brought into the leased unit. If bed bugs are found in the unit by the pest control service, 100% of the general deposit will be forfeited and a special cleaning / eradication fee of $1000.00 will become due and payable immediately on finding bed bugs in the unit. Any charges incurred by the landlord exceeding the general deposit and special cleaning eradication fee for professionally removing insects are be the responsibility of the tenant.
		5. Ants and cock roaches are attracted to food. It is the responsibility of the tenant to keep the premises clean ( free of human and pet food, food residue, sugar, and grease etc. ) at all times in all areas of the leased unit. Trash is to be emptied as needed and in no case left in the trash can for more than 2 days.
		6. It is the sole responsibility of the tenant to assure no insects allowed into the leased unit. If insects are found in the unit by the pest control service in the unit 100% of the general deposit will be forfeited. Any charges incurred by the landlord exceeding the general deposit for professionally removing insects will be the responsibility of the tenant.
1. Trash & Pet Residue
	1. Trash is to be taken out to the dumpster. Trash may not be left to sit on decks, porches or sidewalks. Trash found on the decks, porches or sidewalks will result in a $100.00 fine per occurrence.

**Rent**

1. Subject to the provisions of this Lease, the Non Air BNB rent for the Property is:
	1. $ 1,850.00 per month (the "Rent") Casita
	2. $ 2,400 per month (the "Rent") Midtown Beauty 1 $ 2,350 per month (the "Rent") Midtown Beauty 2
	3. $ 2,350 per month (the "Rent") Midtown Beauty 3 $ 2,500 per month (the "Rent") Midtown Beauty 4
	4. $ 2,350 per month (the "Rent") Midtown Beauty 5 $ 2,350 per month (the "Rent") Midtown Beauty 6
	5. $ 2,400 per month (the "Rent") Midtown Beauty 7 $ 1,650 per month (the "Rent") Odin Hills
	6. $ 2,450 per month (the “Rent”) Midtown Beauty 8 Pet rent is 100.00 per pet / month
2. Subject to the provisions of this Lease, the Air BNB rent for the Property is shown on the Air BNB Site:
3. **Rents**
	1. **If not booing with Airbnb**  To initiate the lease the Tenant will pay:
		1. First Month Rent and deposits are due on lease signing . The unit is rented first come first served.
	2. If booking with Airbnb AirBNB will collect rents but in no event will tenant fail to pay rent to landlord.
	3. Rent is to be paid on or before the 1st of each and every month of the term of this Lease to the Landlord ( if by check ) at 10184 via Como, Reno, Nevada  89511 or at such other place as the Landlord may later designate by contract:
		1. **Air BNB – Note your contract is with JJG not with AirBNB.**
			1. JJG is not interested in any issues that may develop between you and AirBNB that impact your rent payment.
		2. Rent may be paid via
			1. **Venmo** Gramt\_Newhouse
			2. **Zelle** 925-470-0491
			3. **Wire Transfer – Chase Bank 18300 Wedge Pkwy, Reno, NV 89511**
				1. Account Number 358956933
				2. Routing Number 322271627
		3. Full rent Is due on or before the 1st.
		4. Rent or any portion of the unpaid rent is late on the 3d. Late rent or late portion of rent and will require the payment of a $100.00 late fee
		5. Eviction proceedings will commence on the 4th.
			1. All costs incurred by the landlord to collect late rent will be the responsibility of the tenant billed at 150.00 / Hr.
				1. Time spend in conversation , email, driving to post notices, service fees etc.
			2. If rent, or any portion of the rent, is late more than once in a lease period tenant agrees that by being late on the rent or portion of the rent more than once they have given notice of intent to vacate immediately and will do so. Unpaid rent is still due and payable.
	4. Bounced or returned checks will result in a $100.00 returned check fee as well as all late charges and processes
	5. Tennant agrees they will not withhold any portion of the rent from the landlord for any reason.
		1. Landlord agrees to make repairs within 24 hours if possible.
		2. Landlord agrees to supply temporary facilities ( portable heaters / fans ) should repairs not be possible in 24 hours due to supply chain issues outside the control of the landlord
		3. Landlord agrees to apply funds, not to exceed nightly rent, toward alternate temporary housing if basic services are not available ( Potable Water, Sewer, Heating to 68F, Cooling to 78 F, Hot water, Shower, Toilet, Refrigerator ) in the rented condo.
		4. Landlord agrees to supply laundry service if washer / dryer become unavailable for longer than 1 week.
		5. There are 2 queen beds provided
			* 1. There are no air mattresses, cots or sleeping on non bed furniture or floors allowed.
4. Color copy of current drivers license is required for all those on the lease.
5. **Security Deposits - Humans**
	* 1. Humans
			1. $750.00 for one humans + 250 for each additional human, including children, up to 4 total persons total - Maximum.
			2. This security deposit will be used to compensate landlord for
				1. Any damage or required extra cleaning.
				2. Any utility overage
			3. Damages will be billed at full replacement value and time required to repair / replace the item damaged.
6. **Security Deposits - Pets**
	1. $750.00 for the first pet. 500.00 for second pet. This fee will be used to compensate landlord for ANY damage or required extra cleaning
	2. Damage will be billed at full replacement value and time required to repair / replace the item damaged.
7. **Cleaning Fee / Pest Treatment fee**
	* + 1. $250.00 + 50.00 per pet
			2. Up to 4 man hours of cleaning is included post your check out
			3. Tasks accomplished before and after you check in or out are shown on Attachment 2
			4. ANY and all extra cleaning required will be billed at $125.00 / Hr.
			5. Fees needed to pay for excess cleaning will be taken from the various deposits

**Guests**

1. No guests of the Tenants may occupy the Property for longer than two nights night or 48 hours without the prior written consent of the Landlord.
	1. Guests who stay a total of more than 2 consecutive, or 3 total, days or nights, must have the written permission of the Landlord and be on the lease.
	2. Tenants or Guests may not sleep on floors, furniture, cots or air mattresses
	3. Sleeping is to be in beds provided by landlord only
2. No pets or animals are allowed to be kept in or about the Property without the prior written permission of the Landlord. Upon thirty (30) days' notice, the Landlord may revoke any consent previously given pursuant to this clause if feces, urine, chew marks, scratches or other damage is noted. Carpet was cleaned prior to this lease and will be examined for the above
	1. Permission is granted for
		1. Pet(s) is/are to be kenneled when owner is not physically present.
		2. Pets(s) is/are to be kept on a leash when on the grounds.
		3. Pet excrement is to be picked up, bagged and disposed of in the trash.
		4. Pet(s) is/are not to use patio area for a bathroom.
		5. Any complaints from neighbors will be grounds for pet consent revocation
		6. No other pets are allowed other than those listed above.
3. **The Tenant and members of Tenant's household will not smoke anything, anywhere in or on the property, including decks, nor permit any guest or visitor to smoke in or on the Property. This includes vape, blunts, cigarettes, cigar, marijuana, tobacco. Evidence of smoking in or on the property, including decks, will cause the landlord to immediately terminate the lease with no refunds of any deposits, fees or rent paid. Evidence of smoking includes odors, ashes, buts and is at the sole discretion of the landlord and is non negotiable.**
	1. **Tennant is aware of and agrees to be bound by landlords non smoking policy. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
4. The Landlord agrees to supply, and the Tenant agrees to use and maintain the leased unit, in like new condition.
5. Tenant understands the unit is a 2 bedroom / \_\_1\_\_ bath unit. No outside appliance shall be brought in or operated in the unit.
6. Tenant will not move, relocate or alter any:
	1. Furniture, TV, art work, modems, passwords, towel rods, cable boxes etc. Should tenant relocate or alter any item, landlord will bill $100.00 per item relocated or altered for relocation time spend returning items to the original location and damage resulting from the move up to the replacement cost of items relocated.
7. Tennant will not alter doors, windows or locks
	1. No doggie doors
	2. No new keys
	3. If keys are lost, stolen or locked in the unit landlord will supply new keys at a fee of 100.00 / key
8. Tennant will remove lock box and keep it inside the unit until check out day when they will be re-applied on check out with keys left inside.
9. Tenant agrees to clean the unit weekly including but not limited to:
	1. Vacuuming all carpets
		1. Tenant will need to empty the vacuum after each use so as to not plug the vacuum
	2. Dusting or moping all hard surfaces
	3. Cleaning the bathroom toilet(s) and shower(s)
10. Should the landlord become aware cleaning is not being done a cleaning service will be hired and sent to the unit with 24 hours notice.
	1. The cleaning fee will be the responsibility of the tenant.
	2. There are no warnings or second chances regarding cleaning.
	3. Should a service be required on more than 1 occasion the tenant will be asked to vacate and the tenant agrees they will vacate the leased unit with in 48 hours.
11. Tennant will assure water from the shower stays in the tub enclosure. Should water from the shower escape the tub and curtain area tenant agrees to clean it up immediately.
12. Tennant agrees not to place trash on decks or near front doors. Garbage / trash will be placed immediately in the dumpsters.
13. Maximum monthly allowance ( in any one month not an average of months ) for utilities are:
	1. Wifi No additional services are to be ordered or added
		1. No illegal devices are to be used on the WiFi network
	2. Power $100.00 / month – Heat, AC, Lights
	3. Water $50.00 / month
	4. Trash Unlimited
	5. Land line Phone Not included - cell phones are to be used
14. Landlord will supply copies of the overage, if any, Tennant agrees he / she will pay any amount due over the allowance for utilities via Venmo or check within 5 days

**Term**

1. **Landlord has no obligation to alter ( shorten, renew or lengthen ) the lease. If a lease modification is agreeable to both parties a new lease will be signed.**
2. Landlord has no obligation to shorten the length of the lease. It the tenant chooses to move out prior to the end of the lease an early departure fee of 1 months rent is due on request for early check out
3. **At lease signing the following is due**
	1. **Pet deposits**
	2. **Human Deposits**
	3. **Cleaning fee**
	4. **First months rent - Human and Pet**

**Fees and Deposits**

1. Fees are fees and will not be returned to the tenant. Deposits are deposits and will be returned to the tenant in part or full.
2. On execution of this Lease, the Tenant will pay the Landlord security deposits.
	1. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear.
	2. During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:
		1. Smoking
		2. Insects
		3. Pet residue, Pet odor, Pet hair
		4. Cleaning issues
		5. Stains or damage to
			1. Carpet
			2. Furniture
			3. Appliances
		6. Request by the tenant for the landlord to visit the property to do routine maintenance such as change light bulbs, unplugging toilets, sinks and drains, etc. The fee for landlord to do routine maintenance is 150.00 / visit.
		7. repair of walls due to plugs, nails, tack holes, or any unreasonable number of holes in the walls including the repainting of such damaged walls;
		8. repainting required to repair the results of any other improper use or excessive damage by the Tenant;
		9. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
		10. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;
		11. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
		12. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;
		13. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls;
		14. replacement of locks and/or lost keys to the Property and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and
		15. any other purpose allowed under this Lease or the Act.
		16. For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not cleaned the condo weekly including vacuuming all carpets, dusting all surfaces, cleaning all hard surfaces including stove top.
3. The Tenant may not use any Security Deposits / Cleaning Fees as payment for the Rent.

**Quiet Enjoyment**

1. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the agreed term.
	1. The tenant will notify the landlord of any noise issues on the property
	2. The tenant will notify the landlord of any criminal activity on the property

**Inspections**

1. The Parties will complete, sign and date an inspection report at the beginning and at the end of this tenancy.
2. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers.

**Renewal of Lease**

1. Upon giving written notice no later than 30 days before the expiration of the term of this Lease, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for this renewal clause and the amount of the rent. If the Parties cannot agree as to the amount of the Rent there will be no extension.

**Tenant Improvements**

1. The Tenant may NOT make improvements to the Property.

**Utilities and Other Charges**

1. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Property:
	1. Allowance
		1. electricity & gas 100.00 / Month This should be plenty
		2. water 50.00 / Month This should be plenty
		3. Pay per view None provided tenant pays for rented / purchased internet content
		4. sewer, garbage collection, condominium association fees and alarm/security system are all provided.
	2. The Tenant is responsible for the payment of the following utilities and other charges in relation to the Property: any unmentioned service or overage in the shown allowances

**Insurance**

1. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.
	1. The landlord suggests tenants carry renters insurance
2. The Tenant is hereby advised and understands that packages left for the tenant by USPS, UPS, Fed Ex etc. are the personal property of the Tenant and are not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. Tennant understands the landlord does not warrant the safety or timeliness of deliveries
3. The Tenant is not responsible for insuring the Property for either damage or loss to the structure, mechanical or improvements to the building of the Property, and the Tenant assumes no liability for any such loss.
	1. The Landlord insures the property and its contents

**Attorney Fees**

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

**Governing Law**

1. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Nevada, Washoe County, City of Reno.

**Severability**

1. Landlord has no duty to alter the length of the lease.
2. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease.  Such other provisions remain in full force and effect.

**Amendment of Lease**

1. This Lease may only be amended or modified by a written document executed by the Parties.
2. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

**Damage to Property**

1. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

**Maintenance**

1. The Tenant will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.
2. In particular, the Tenant will keep the fixtures in the Property in good order and repair.  The Tenant will, at Tenant's sole expense, make all required repairs to the plumbing, range, lighting, heating apparatus, and electric and gas fixtures whenever damage to such items will have resulted from the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor. **Tennent agrees things do not break themselves and therefor if an item breaks once in the care of the tenant the tenant is solely responsible for repairs / replacement. Washing machines that run but do not drain are caused by foreign matter allowed into the washer by the tenant ( baggies, plastic, money ) . Should this happen tenant will pay for repairs**

**Care and Use of Property**

1. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
2. The Tenant will not engage in any illegal trade or activity on or about the Property.
3. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
4. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.
5. If the Tenant is absent from the Property and the Property is unoccupied for a period of 7 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.
6. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

**Rules and Regulations**

1. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

**Prohibited Activities and Materials**

1. The Tenant will not keep or have on the property any article or thing of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.
2. The Tenant will not perform any activity on the Property or have on the property any article or thing that the Landlord's insurance company considers increases any insured risk such that the insurance company denies coverage or increases the insurance premium.
3. The Tenant is prohibited from:
	1. the storage of expensive articles on the Property if it creates an increased security risk; and
	2. the growing of, or storage of, medical marijuana on the Property.
4. The Tenant will not perform any activity on the Property that the Landlord feels significantly increases the use of electricity, heat, water, sewer or other utilities on the Property.

**Lead Warning**

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

**Mediation and Arbitration**

1. If any dispute relating to this Lease between the Parties is not resolved through informal discussion within 3 days from the date a dispute arises, prior to taking any other action, the Parties agree to submit the issue **first** before a non-binding mediator selected by the landlord, and then to an arbitrator selected by the landlord, in the event that mediation fails. Mediators and arbitrators will be located in Reno NV. Nevada courts and law will be used. The **Renter understands and agrees that Airbnb and it processes are specifically excluded from any dispute resolution.** Renter and landlord understand and agree that disputes are private and agree to keep all such disputes completely private, 100% between the landlord and tenant only, out of any public forum including discussions with other persons, businesses or companies and or “reviews”. Any public mention of any dispute or dissatisfaction by either party in any public forum or with any other person or party, will result in the disclosing party owing the non disclosing party a flat fee for breach in the amount of $5,000.00. The decision of the arbitrator will be binding on the Parties. Any mediator or arbitrator will be a neutral party selected by the landlord located in Reno Nv.  The cost of any mediations or arbitrations will be paid by the non prevailing party.

**Address for Notice**

1. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below.  After this tenancy has been terminated, the contact information of the Tenant is:
	1. Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	2. Phone:  \_\_\_-\_\_\_-\_\_\_\_
	3. Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	4. Post termination notice address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:
	1. Name: Grant and Jill Newhouse.
	2. Address: 10184 via como, reno, Nevada 89511.
	3. Phone:  925-470-0491.
	4. Email address: Grant@SustainableWaterSolutionsLLC.com.

**General Provisions**

1. All monetary amounts stated or referred to in this Lease are based in the United States dollar.
2. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
3. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
4. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
5. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
6. Locks may not be added or changed.
7. The Tenant will be charged an additional amount of $100.00 for each N.S.F. check or checks returned by the Tenant's financial institution.
8. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
9. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
10. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
11. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.
12. The Tenant will indemnify and save the Landlord, and the owner of the Property where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the Tenant or by any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Tenant or other person for whom the Tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
13. The Tenant agrees that the Landlord will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the Tenant or by any person for whom the Tenant is responsible who may be on the Property of the Landlord or for any loss of or damage or injury to any property, including cars and contents thereof belonging to the Tenant or to any other person for whom the Tenant is responsible.
14. The Tenant is responsible for any person or persons who are upon or occupying the Property or any other part of the Landlord's premises at the request of the Tenant, either express or implied, whether for the purposes of visiting the Tenant, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.
15. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

**Time is of the essence in this Lease.**

1. IN WITNESS WHEREOF Tennent and Grant and Jill Newhouse have duly affixed their signatures on this document.
2. Grant and Jill Newhouse
	* + - 1. Grant Newhouse *This is the legal signature for this contract for JJG*
				2. Signature
3. Primary Renter – Point of Contact
	* + - 1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_
				2. Signature Date DL #
4. Also on the lease are

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Who is a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the primary renter \_\_\_\_\_\_\_\_\_

 DL #

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Who is a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the primary renter \_\_\_\_\_\_\_\_\_

 DL #

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Who is a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the primary renter \_\_\_\_\_\_\_\_\_

 DL #

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Who is a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the primary renter \_\_\_\_\_\_\_\_\_
 DL #

**Send References to Grant@SustainableWaterSolutionsllc.com**

 Attachment A – Check In

**Attachment 1**

**Pre Check In Cleaning**

Attachment B – Check Out

