

LEASE SUMMARY PAGE

Landlord: Nuvo Homes Inc.
Property Manager:
Trevor Donovan, Licensed Realtor
PO Box 193
Pittsford, NY 14534
E-mail: nuvohomesinc@gmail.com
Phone: 585-955-3901

Tenant(s) [over 18]:

Occupant(s) [under 18]:

Primary Contact E-mail:

Primary Contact Phone:

Premises:

Lease Term: FROM: "Commencement":

TO: "Termination":

Security Deposit:

Rent Summary: **Prorated Daily Rent:**

1st Month Rent:

Monthly Pet Rent:

Total Monthly Rent:

Late Fee: Payment is due by the 1st of the month. A one-time late fee of \$25.00 will be charged on the 6th of each month, and a daily late fee of \$2.00 will be charged on and after the 7th of the month if payment is not received. Late fee will not exceed \$65.00 per month.

Rent Remittance Information:

Online: Payable by one-time eCheck or recurring auto-pay eCheck through online resident portal at nuvohomesinc.managebuilding.com

By Mail: Payable to 'NUVO HOMES INC.', PO Box 193, Pittsford NY 14534

- Emergency Contact Information -

In the event of a fire/smoke, carbon monoxide, gas, or other emergency call 911 and follow their instructions, then notify Trevor at (585)955-3901. In the event of a plumbing emergency that cannot be contained by turning off a localized water shutoff, turn off the main water shutoff located in the basement along the front wall of the house, then notify Trevor.

Contact 1

Contact 2

Contact 3

Name:

Relationship:

Phone #:

Pets:

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease" or "Agreement") is made and entered into as of the "Commencement" date between NUVO HOMES INC., ("Landlord"), and the "Tenant(s)":

Whereas, Landlord is the fee owner of certain real property (the "Premises").

Whereas, Landlord desires to lease the Premises to Tenant upon the terms and conditions contained herein.

Now, Therefore, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Term.** This Agreement shall begin at 12:00 A.M. on the "Commencement" date and shall continue until 11:59 P.M. on the "Termination" date (the "Lease Term"). If the tenant wishes to stay for multiple years, they and the Landlord will enter into a new lease each year with similar terms and may be subject to an increase in rent of (subject to taxes/carrying costs). If the tenant decides not to sign the lease for the new term, the Tenant shall be required to vacate the Premises by 11:59 P.M. on the "Termination" date.
2. **Rent.** Tenant shall pay the Landlord the amount specified in the "Lease Summary Page" (noted as "Total Monthly Rent") per month as rent during the Term of the Agreement. The due date for Rent payments shall be the first (1st) day of each calendar month and shall be considered advance payment for that month. Rental of the premises for any month during the Term less than one full calendar month shall be prorated on a daily basis (specified as on the "Lease Summary Page" as "Prorated Daily Rent"). Rent payments shall be timely made by the means listed under "Rent Remittance Information" on the "Lease Summary Page".
3. **Late Charge.** In the event that any payment required to be paid by Tenant hereunder is not made within five (5) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of \$25.00. A daily fee of \$2.00 will be charged on the 7th day and each day thereafter until full payment is received. Late fee will not exceed \$65.00 per month. The fees are assessed by an automated system. Even if payment is made at 12:01am on the 6th day of the month, the system will assign the \$25.00 late fee. Furthermore, the \$2.00 daily fee applies to any outstanding balance whether it be outstanding rent, late fees, or a security deposit that has been drawn upon to cover repairs or other charges.
4. **Security Deposit.** Upon full execution of this Agreement, Tenant shall place a "Security Deposit" with the Landlord in the sum specified on the "Lease Summary Page" to be held in escrow at the Bank of Castile, 3140 Monroe Avenue, Rochester NY 14618. Upon termination of this Agreement, such security deposit shall be returned to Tenant and less any offset for damages to the Premises. In the event that the Landlord applies any of such security deposit to cover unpaid Rent, late fees, or repair damage caused to the Premises, the Tenant shall immediately pay the amount so applied so that the security deposit held by Landlord shall at all times during the Term be equal to the same amount specified on the "Lease Summary Page". Furthermore, the automated system assesses a \$2.00 daily fee on any overdue balance which includes an outstanding balance associated with a security deposit that has been drawn upon to cover repairs or other charges.
5. **Landlord's Personal Property.** As of the Commencement Date, the Premises shall be vacant except for appliances, maintenance tools/materials, and built-in furniture/fixtures ("Landlord's Personal Property"). Furthermore, these items will remain with the property upon the Termination of the lease.
6. **Use of Premises.** The Premises shall be used and occupied by Tenant as a private dwelling, and no part of the Premises shall be used at any time during the Term of this Agreement by Tenant for the carrying on of any business, profession, or trade or any kind, or for any purpose other than as a private dwelling. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental authorities affecting the cleanliness, use, and occupancy of the Premises. Tenant may not do anything which may increase Landlord's insurance premiums. If Tenant does, Tenant must pay the increase as additional rent.

In addition, Tenant, Tenant's family and guests shall:

- (a) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
 - (b) Not obstruct or cover the windows or doors (window treatments are ok – blinds/curtains);
 - (c) Not leave windows or doors open during any inclement weather; Not leave windows open without having a screen in place.
 - (d) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
 - (e) Use properly assembled shower curtain(s) or door(s) for shower. Tenant will be responsible for damage resulting from lack or misuse of shower curtain(s) or door(s).
 - (f) Keep all lavatories, sinks, toilets and all other water and plumbing apparatus in good order and repair and, using the same only for the purposes for which they were constructed, and not allow any sweepings, rubbish, sand, rags, ashes, or other substances to be thrown or deposited therein. Any damage to any such apparatus and the costs of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
 - (g) Maintain order in the Premises and in all places on the Premises and shall not make or permit any loud or improper noises, or otherwise disturb other residents or neighbors;
 - (h) Keep all radios, television sets, compact disc players, etc. operating at a level of sound that does not annoy or interfere with other Tenants or neighbors;
 - (i) Deposit all trash, garbage, rubbish or refuse in the locations and containers provided and not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand within the interior or the exterior of any building;
 - (j) Not use any waterbed in the Premises;
 - (l) Not cause or permit any damaging odors or fumes to be emitted in the Premises.
 - (n) Use approved, minimally destructive nail/picture hangers for hanging frames/wall décor to minimize damage to plaster & lathe walls. These can be supplied by landlord upon request.
 - (o) Use approved, minimally destructive window treatment attachments to avoid damaging window casings and walls. Tension rods for curtains mounted in between window jams are preferable and do not need approval.
 - (p) Not use self-cleaning cycle on oven due to excessive heat and probable damage to adjacent cabinetry.
7. **Condition of Premises; Written Instructions.** Landlord represents and warrants that Tenant has examined and inspected the Premises and that the Premises are in a safe, clean and tenantable condition. Landlord shall provide Tenant with any available product manuals, and Tenant agrees to comply with such instructions and leave all manuals at the Premises at Lease termination.
8. **Assignment and Subletting.** Tenant shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord, such consent to be in Landlord's sole discretion. Consent by Landlord to such assignment, sub-letting or license shall not be deemed a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of the Landlord, shall be considered a default of the terms of this Lease, and Landlord shall have the option to immediately terminate the Lease.
9. **Insurance.** (NOTE: Tenant may sign a waiver if they do not wish to obtain such coverage). Landlord shall insure the Premises against fire and other casualty. Tenant shall insure against liability in an amount not less than \$300,000, such policy to name Landlord as additional insured. Tenant shall provide Landlord with a copy of Tenant's liability insurance policy no later than ten (10) days prior to the Commencement Date. In addition, Tenant shall purchase and maintain throughout the term a renters' insurance policy covering Tenant's personal property and shall provide Landlord with a copy of such policy no later than ten (10) days prior to the Commencement Date. Tenant hereby agrees not to hold Landlord liable for any damage to Tenant's property on the Premises.
10. **Waiver of Subrogation.** Landlord and Tenant each hereby releases the other, its officers, directors, employees and agents from liability or responsibility (to the other or anyone claiming through or under them by way of subrogation or otherwise) for any loss or damage to property covered by valid and collectible fire insurance with standard extended coverage endorsement, even if such fire or other casualty shall have been caused by the fault or negligence of the other party, on anyone for whom such party may be responsible. Landlord and Tenant each agree that any fire and extended coverage insurance policies carried by each of them respectively and covering the Premises or its contents will include a waiver of subrogation clause or endorsement.

11. **Indemnification.** Except as provided in Section 9, Tenant hereby indemnifies, defends and holds Landlord harmless against all claims, damages or causes of action for damages arising out of Tenant's use or occupancy of the Premises and/or the Common Area as defined in the Declaration ("Common Area"), and will indemnify, defend and hold harmless Landlord for all such suits, orders or decrees and judgments entered therein brought on account of injury to the person or property, or loss of life, sustained by Tenant's use or occupancy of the Premises and/or the Common Area. Landlord is exempt from any and all liability for any damage or injury to person or property caused by or resulting from steam, electricity, gas, water, rain, ice or snow on any part of the Premises and any leak or flow from or into any part of the Premises or from any damage, injury or death resulting from such happening.
12. **Alterations and Improvements.** Tenant shall make no alterations (i.e. common examples include antenna or satellite dish) to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of the Landlord. Tenant shall obtain the prior written consent of the Landlord to paint or wallpaper any portion of the Premises. Any and all alterations, changes and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant shall, be and become the property of Landlord and remain the property of Landlord at the expiration or earlier termination of this Agreement.
13. **Hazardous Materials.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by an environmental agency, fire authority, or responsible insurance company.
14. **Utilities; Maintenance Agreements.** Except as provided hereinafter, Tenant shall pay the cost and expenses of the following services provided to the Premises, including electric, gas, refuse, water (applicable to single family properties), cable, internet, and telephone. Tenant shall (i) contact all such utility and service providers to arrange for such service, (ii) request that all bills be sent to Tenant, and (iii) pay all bills prior to the due date. Snow plowing, and service contracts for lawn maintenance shall be maintained, continued and paid for by Landlord. If the property has 2 or more apartments the Landlord will pay for water. Tenant agrees to notify Landlord in the event any extraordinary landscaping is required (i.e. tree removal, stump grinding). Tenant shall NOT request gas or electric services to be cancelled at any time (NOTE: the lead time to get service turned back on can be 3-7 days). If tenancy is ending, the new incoming tenant will contact the utility provider with the start/transfer date of the new lease term.
15. **Access and Inspection of Premises.** With twenty-four (24) hour notice to the tenant, Landlord and Landlord's agents shall have the right at all reasonable times during the Term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises. Upon twenty-four (24) hour notice to Tenant, Landlord's property manager shall have the right to inspect the Premises on a quarterly basis (every 3 months) to check systems and perform routine maintenance. Landlord or its agents shall further have the right to exhibit and enter the Premises and to display "for rent" signs on the Premises at any time within sixty (60) days before the expiration of the Lease and to show prospective tenants. The right of entry shall likewise exist for the purposes of removing placards, signs, fixtures, alterations, or additions that do not conform to this agreement or to any rules or regulations affecting the Premises.
16. **Maintenance and Repairs, Notice to Landlord of Repairs.** The landlord will provide snow plowing throughout the Term. Tenant shall keep the walkways on the Premises reasonably free of ice and snow. Tenant shall provide Landlord notice immediately of any damage to the Premises or any maintenance issue. Landlord agrees to pay for the labor and materials for any repair having Landlord's prior authorization which is deemed necessary and considered a periodic maintenance repair to the Premises.
17. **Subordination/Eminent Domain.** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including but not limited to future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances. In the event of foreclosure or the taking

of the Premises by eminent domain, this Lease shall become null and void, and Landlord shall not be responsible for any damages suffered by Tenant.

18. **Tenant's Hold Over.** If any Tenant remains in possession of the Premises with the consent of the Landlord after the expiration date of this Agreement and without the Tenant and Landlord entering into a new lease agreement, a new month-to-month tenancy shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof (including Tenant's Rent obligation as outlined on the "Lease Summary Page" and Section 2 of this Agreement), except that such tenancy shall be terminable upon thirty (30) days written notice served by either party.
19. **Surrender of Premises.** Upon the expiration of the Term hereof, Tenant shall surrender the Premises and the Landlord's Personal Property in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements expected.
20. **Pets.** Animals must be approved by Nuvo Homes Inc. before being allowed to reside at the premises. There will be a limit of 2 animals and a pet rent charge of \$25 per month per pet (no additional security deposit) which will be added to the monthly rent amount. The tenant agrees to protect the premises and to ensure the animals will not cause damage to the premises. Any such damage will be paid for with the security deposit. Furthermore, in the unforeseen circumstance that an animal is causing continued damage to the property that cannot be remedied through behavior modification or other means (i.e. cat spraying/markings); the tenant agrees to find an alternative home for the animal.
21. **Tenant's Appliances.** Tenant agrees not to use any space heaters within the Premises without Landlord's consent. Certain space heaters may be a fire hazard and the Landlord wants to ensure the Tenant's safety by allowing a suitable unit.
22. **Parking.** Tenant agrees that no parking is allowed on the Premises except Tenant's vehicles. Guests are to park in the street and not occupy tenant parking spaces, which are reserved for Tenant vehicles only. Parking in a manner that restricts another vehicle's access to or from the premises is prohibited. If parking space becomes an issue, the Landlord reserves the right to assign spaces to specific apartments. No boats, tents, trailers, house trailers, camping trailers, mobile homes, recreation vehicles or disassembled automobiles may be stored or used on the Premises.
23. **Quiet Enjoyment.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy the Premises for the term hereof.
24. **Default.** Landlord must provide written notice of default to Tenant. For the failure to pay rent or additional rent when due, Tenant shall have three (3) days to cure; and for the failure to comply with any material provision of this Agreement, the Tenant shall have five (5) days to cure.

If Tenant does not cure the default within the required time frame, Landlord may terminate this Agreement by providing Tenant with a Notice of Termination. The Notice of Termination must state the date the tenancy will end. Tenant must vacate the Premises on or before the termination date specified in the notice of termination and must return the keys on or before that date. The Tenant's responsibilities under this Agreement continue until the termination date. In addition, if this Agreement is terminated, Landlord at Landlord's option, may declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity.

25. **Abandonment.** If at any time during the Term of this Agreement the Tenant abandons the Premises or any part thereof for a period of four (4) weeks or more without first notifying Landlord, Landlord may, at Landlord's option, obtain possession of the Premises without becoming liable to Tenant for damages or for any payment of any kind whatsoever. Landlord may, at the discretion of Landlord, as agent for Tenant relet the Premises or any part thereof, for the whole or any part of the then unexpired Term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired

Term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of such personal property in any manner and Landlord is hereby relieved from liability for doing so.

26. **Attorneys' Fees.** Should it become necessary for Landlord to employ an attorney to enforce this Agreement, including the collection of rent or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including reasonable attorneys' fees.
27. **Recording of Agreement** Tenant shall not record this Agreement in the public records of any public office.
28. **Severability.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
29. **Waiver.** Any failure by Landlord to exercise any rights under this Agreement shall not constitute a waiver of Landlord's rights.
30. **Liens.** The Landlord shall not be subject to any liens for improvements contracted for by Tenant.
31. **Smoke Detectors and Carbon Monoxide Detectors.** Tenant shall be responsible for testing smoke detectors and carbon monoxide detectors on a monthly basis. Tenant shall promptly report to Landlord any malfunctions in smoke detectors and carbon monoxide detectors. Landlord shall provide and pay for appropriate units within the premises for the hearing impaired. Tenant must not remove smoke or carbon monoxide detectors. Cost to replace (supply and install) smoke or carbon monoxide detectors will be assessed to the security deposit.
32. **Modification.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all the parties herein.
33. **Contact Information.** During the Lease Term, Landlord and Tenant shall each provide the other current written contact information including telephone numbers, e-mail addresses, and emergency contacts.
34. **Approved Occupants.** This lease recognizes the persons named under "Tenant(s)/Occupant(s)" on the "Lease Summary Page" as the only approved occupants for the "Premises". Any additional future occupants (friends, family, significant others) that are intending to reside at the "Premises" must be added to the lease through an amendment.
35. **No-Smoking, Anti-Drug Policy.** Tenant agrees that the inside of the Premises (including the basement) have been designated as a smoke-free living environment. Neither Tenant nor any guests, invitees, employees or servicepersons of Tenant shall smoke anywhere in the enclosed area of the Premises. Tenant shall inform Tenant's guests, invitees, employees and servicepersons of the no-smoking policy. The term "smoking" means inhaling, exhaling, breathing or carrying any lighted cigar, cigarette, or other tobacco product or similar lighted product in any manner or form. Tenant understands that the Premises are not to be used for the sale, manufacture, use or possession of narcotics, marijuana, other illegal drugs/substances, or non-prescribed prescription drugs. Tenant agrees to be responsible for guests and other occupants at the Premises and will be held liable for anyone using, selling or possessing narcotics or marijuana in or on any portion of the Premises. Tenant shall promptly give Landlord notice of any violation of the policies set forth in this paragraph, and any such violation shall be a default under this Lease.
36. **Lead Paint Disclosure.** The Lead Paint Compliance Addendum executed by the parties is made a part hereof this lease.

37. **Lease Binding.** This Lease is binding on Landlord and Tenant and their heirs, distributes, executors, administrators or successors and lawful assignees.
38. **Joint and Several Liability.** Each person who executes this Lease as Tenant agrees to be separately responsible for payment of all sums becoming due under the Lease and for compliance with all of the terms and conditions of this Lease. The release, death or incompetence of any person who signs this Lease will not release any other signer from any obligation or liabilities under this Lease.
39. **Effective Date; Failure to Give Possession.** This Lease is effective when fully executed. Landlord shall not be liable for failure to give Tenant possession of the Premises on the Commencement Date. Rent shall be payable as of the Commencement Date unless Landlord is unable to give possession. In the case Rent shall be payable when possession is available. If possession is not available on the Commencement Date, Landlord will notify Tenant as to the date possession is available. The termination date of the Term will not change.
40. **Counterpart Execution.** This Lease may be executed in one or more counterparts, each of which so executed and delivered shall be deemed an original, but all of which taken together shall constitute but one and the same instrument.
41. **End of Lease Condition & Belongings.** At the time of lease commencement, the property is understood to be void of all personal possessions or items (with the exception of appliances and or fixtures). For property maintenance purposes minor supplies/tools have been placed in the basement, garage and/or shed. Upon termination of the lease, the property will be left in the above mentioned empty condition. Any possessions and/or items left after the lease termination (for leases that are not being renewed) will be placed in a dumpster. Furthermore, a \$500 dumpster fee and a \$25/hour cleanout fee will be assessed to the outgoing tenant's security deposit. Repairs to damages that exceed normal wear will be assessed to the security deposit. Repairs to damages that exceed the security deposit will be billed to the tenant(s). Outstanding payments exceeding 30 days will be turned over to a 3rd party for collection. Furthermore, charges by the 3rd party incurred in pursuit of payment will be billed to the tenant(s). Repairs to damages will be charged at rates consistent with the local trade prices. Cost of services may range from \$25-\$75/hour depending on the specialization of the trade. Service call charges and applicable material charges may also apply and will be paid from the security deposit and/or by the tenant(s). A reputable 3rd party reference guide (such as Landlordology: Ultimate Guide to "Normal Wear and Tear") will be used in the assessment of whether an item is "normal wear and tear" or damage.
42. **Fireplace.** The fireplace shall not be used (if applicable).

The parties have entered into this Lease as of the date first stated above and hereby acknowledge and agree to abide by the terms outlined within the Lease and addendums (Lease terms 1 to 41, renter's insurance/lead compliance addendums):

Landlord:



Date:

Trevor Donovan, Licensed Realtor, Property Manager

Tenant(s):

Benefits of Renter's Insurance

Guest Injuries: If a guest slips and falls, trips, or has any other accident in your home, you can be liable for injuries and medical bills should your guest pursue you for damage because of your negligence.

Theft: In the event that your home gets burglarized, Nuvo Homes Inc. will not be responsible for anything stolen. Insurance can protect your stolen property as long as it's listed on your policy and you meet the coverage limits.

Natural Disasters: If the premises is damaged because of a natural disaster, such as wildfire, hail, or tornado, your personal property usually isn't covered with insurance policy held by Nuvo Homes Inc. for the premises. Renters' insurance can protect you in the event that a natural disaster occurs.

Unnatural Fires of Short-Circuit Damage: Tenants can be held liable for fires due to electrical issues and short circuit damage. This includes related smoke and fire damage not only to your own belongings, but to the property as well. In a multi-dwelling building if the fire spreads to other tenants' apartments, you could be liable for damages to their belongings as well any property damage to their dwelling.

Damage You Caused Yourself

Nuvo Homes Inc. is not responsible for damage that you cause yourself, such as unintentionally breaking a window which results in ruined furniture during rain, falling items that weren't secured properly, and accidentally overflowing water. Since these types of accidents are among the leading reasons for property damage, renters' insurance can help cover the costs of replacing or repairing the belongings. Keep in mind, though, that insurance will not cover intentional damage you cause.

Other coverage considerations include:

- Sewer drainage damage. If a sewage drain gets backed up and in turn ruins your valuables, added sewer and/or drain backup coverage will protect your valuables.
- Extended theft coverage. This type of coverage extends to stolen items that were not in your home. For example, you may have valuables in a storage room, your car, or a trailer which isn't covered under basic renters' insurance.
- "Loss of use." Loss of use covers living expenses if your home is damaged beyond repair. For example, hotel, restaurant, and other living expenses you incur because of the loss of your home are covered.

Renter's Insurance and Liability Form

The benefits of purchasing renter's insurance have been discussed and recommended to the above tenant by Trevor Donovan and Nuvo Homes Inc. Renter's insurance protects your personal possessions from theft & many forms of damage as well as provides liability protection in the event of an injury to a guest or other individual(s) for which the tenant is personally liable. Place 'X' in designated box.

I will purchase renter's insurance through my insurance provider. I agree that renter's insurance is necessary and will arrange to purchase it before moving into my apartment. I understand that I will be responsible to arrange for its purchase and I will make payment directly to the insurance provider.

While the benefits of renter's insurance have been explained to me, I hereby decline to purchase any coverage while renting from Nuvo Homes Inc. As a result of this decision, I agree to hold Trevor Donovan and Nuvo Homes Inc. harmless to any damage that may occur to my personal possessions or injuries to other persons on the property for which I am personally liable while I am renting at the Premises.

Landlord:



Trevor Donovan, Licensed Realtor, Property Manager

Date:

Tenant(s):

LEAD COMPLIANCE ADDENDUM To Lease Agreement for Residential Housing

Published by and for the exclusive use of the Greater Rochester Association of REALTORS®, Inc., the Monroe County Bar Association, and those County Bar Associations that have approved its use.

LANDLORD Nuvo Homes Inc. TENANT(S) _____

PROPERTY _____

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 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 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) Landlord has no actual knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) **Records and reports available to Landlord** (check (i) or (ii) below):

☐ (i) Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

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

Tenant's Acknowledgment (initial (c) and (d) below)

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

(d) _____ Tenant has received the EPA pamphlet *Protect Your Family From Lead in Your Home*.
(Available under 'Documents' icon at nuvohomesinc.managebuilding.com)

Agent's Acknowledgment (initial)

(e) TD Agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852(d) 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.

LANDLORD _____ TENANT

LANDLORD TD _____ TENANT

DATE _____ TENANT

AGENT _____ TENANT

DATE _____ TENANT