

ADDENDUM TO LEASE AGREEMENT

Welcome to your new home located at:

We believe that if you are familiar with some of your obligations, responsibilities and office policies, most misunderstandings will be avoided. Please review the information contained herein and sign where indicated acknowledging your receipt and understanding of this addendum.

Both parties to any lease transactions have certain obligations and responsibilities. These obligations do not lie solely with the owner or property manager. You, as the tenant, are required to read the lease agreement and ensure your understanding of this document as a legally binding contract.

Payment of late rent must be made by cashier's check or money order and must include all applicable late and legal fees; no personal checks will be accepted for late rent. Late or legal fees, if not included with late payment, shall be deducted from amount paid with the balance of payment applied to rent. Lessee understands that late rent is subject to the service of legal notice for nonpayment as follows: \$85 for the service of 5-Day Pay or Quit, \$400 for 24-hour evictions, and \$150 locksmith fee if necessary. These amounts are subject to change without notification.

A deposit will be required of all residents. This deposit is made by you indicating in good faith that you and any and all residents, guests, visitors will abide by all covenants of the lease agreement. If you do not fulfill the terms of this contract, the deposit will be used to reimburse the owner for any loss incurred.

We are required at times to use some or all of Lessee's deposit. This may include but is not limited to the following:

1. Failure to provide written, 30-day notice to vacate.
2. Payment of unpaid rent, fines, or utility bills.
3. Failure to repair damages caused or permitted by Lessee other than what is considered allowable in accordance with Nevada statutes
4. Failure to leave premises clean in accordance with the terms of your lease.

Tenant acknowledges and understands that Realty Club Las Vegas is acting as Agent for the property Owner and as such any disputes over disbursement of security deposits following the termination of lease contract are between the Tenant and Owner of the property. Any and all legal recourse should be directed to the property Owner and not his Agent. _____ (initial)

If, for any reason other than military transfer (see military clause), you are forced to vacate prior to the expiration of your lease agreement, or are unable to provide adequate notice to vacate, you will still be responsible for payment of rent. However, we will make every effort to re-rent the home. Should such a situation occur, please notify our office as soon as possible so we can begin to advertise the home for re-rental.

In accordance with Nevada law, we are unable to charge two tenants for the same property. Once the home has been re-rented, all advance rent payments will be reimbursed pro-rata, less actual costs of leasing.

MILITARY CLAUSE. In the event Lessee is a member of the U. S. Armed Forces and receives permanent change of station, Lessee may terminate this lease upon giving at least 30 days written notice as described above, to the other party. Such notice shall have attached a copy of official orders or a letter signed by the Lessee's commanding officer. This clause does NOT include permanent separation from the military (i.e. relocation due to discharge), or relocating to Base Housing facilities unless agreed to in writing.

INSURANCE. Neither Lessor/Agent nor the Owner of the property is responsible for providing insurance for your personal belongings when you move into the home. It is therefore recommended by Lessor that Lessee obtain a renter's policy. Lessor/Agent will assume no responsibility for any damage or loss to Lessee's personal property, regardless of cause nor shall Lessor be responsible for any death and/or injury to you or any other person occurring in the property or any part thereof, or in any common areas. Lessee shall at no time keep or have on the premises any item that is dangerous, flammable, or explosive in character that might increase the danger of fire on the premises or that might be considered hazardous by any responsible insurance company. If Lessee elects not to purchase renters' insurance, Lessee assumes responsibility for any property or liability damage to the property manager's, owner's or third-party owner's property as a result of Lessee's actions.

MAINTENANCE AND REPAIRS: Lessee shall promptly advise Lessor of any necessary repairs or noticeable defects such as water leaks. Failure to provide prompt notice may result in Lessee being charged for the repair. Lessee shall, at his own expense, keep and maintain the premises and appurtenances in good and sanitary condition during the term of this lease and any renewal thereof. Lessee shall make all repairs to the plumbing, plumbing fixtures, range, heating and air conditioning systems, electric and gas fixtures, pool and associated equipment, whenever damage thereto results from Lessee's misuse, waste or neglect or that of his employee, family, agent or visitor. Lessee shall be responsible for all drain cleaning (unless required within the initial 48 hours of occupancy), all repairs contracted for by Lessee, and all broken windows regardless of cause. Lessee shall maintain lawn and shrubs in good order. Such maintenance to include proper watering, mowing, trimming and fertilizing (lawns, plants and trees) unless lawn service is provided by Lessor. Lessee shall always be responsible for watering the lawn. If lawn is not properly maintained, a lawn service will be contracted and the cost thereof added to the monthly rent. Lessee further agrees to change and/or clean, at his sole expense, air conditioner/heater filters at least every 30 days. If it is determined that an air conditioner repair is necessary due to dirty filters or improper thermostat setting by Lessee, Lessee will be charged the cost of the repair. Major repair and maintenance of the premises not due to Lessee's misuse or neglect shall be the responsibility of Lessors or their assigns. A repair shall be deemed major if the cost equals or exceeds \$50, and shall be the responsibility of the Lessee if less than that. Minor repairs include but are not limited to replacement of faucet washers and sprinkler heads, replacement of light bulbs, smoke detector batteries, etc. Needless or unwarranted service calls, or calls for resetting of circuit breakers including Ground Fault Interrupters (GFI) will be at the expense of Lessee. Minor repairs may not be accumulated to make a single service call major repair. Any obligations of the Lessee not paid prior to Lessee vacating the premises will be deducted from the security/damage deposit.

SMOKE DETECTORS. This property is equipped with smoke detection device(s). It is agreed that Lessee will test the smoke detector(s) within one hour of occupancy and inform Owner/Agent immediately if detector(s) are missing or not working properly. It is herewith agreed that Lessee will be responsible for testing smoke detector alarm(s) at least once per week by pushing the test button on each detector for approximately five (5) seconds. To operate properly, the alarm will sound when button is depressed. If there is no sound, Lessee must inform Owner/Agent immediately. Lessee understands that smoke detectors are battery operated and shall be Lessee's responsibility to ensure that batteries are operational at all times. If after replacing battery smoke detector(s) will not operate, Lessee must notify Owner/Agent immediately.

In accordance with NRS 116.41095: If the leased property is located within a planned development, condominium, or homeowner's association, Lessee may be subject to the Declaration of Covenants, Conditions and Restrictions (CC&R's). Lessee hereby recognizes that the rules and regulations are an integral part of this lease agreement and are binding whether or not said documents have been read or explained. Lessee agrees to abide by the same. Payment of all fines assessed as a result of Lessee's violations will become the responsibility of the Lessee. Continued violations will be considered default under the terms of this lease, and may result in termination thereof. Lessee acknowledges the understanding that these rules and regulations may limit or restrict their use in such associations. _____(initial)

REGARDING ILLEGAL USE/ABUSE

In consideration of the execution or renewal of the lease of the dwelling identified in this lease, Owner and Tenant agree as follows:

1. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substance Act 21 U.S.C. 802).
2. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity including drug-related criminal activity on or near the premises.
3. Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near subject premises or otherwise.
5. Tenant, or any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near subject premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this lease addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

Lessee: _____ DATE: _____

Lessee: _____ DATE: _____

Agent for Owner: _____ DATE: _____

REALTY CLUB LAS VEGAS
2904 W. Horizon Ridge Pkwy. Ste. 100
Henderson, NV 89052
Phone: 702-251-0012 Fax: 702-617-4935

TENANT CHECK-IN FORM

Tenant Name(s): _____

Prop. Address: _____

Phone: _____ Move-In Date: _____

Email: _____

This form must be completed within five (5) days of your move-in date. The purpose of this form is to document the condition of the home and property, and/or to account for any pre-existing conditions. Please be sure to fill out this form as thoroughly as possible and return to Realty Club Las Vegas. All properties are rented "as-is" unless otherwise expressed in writing. Minor or cosmetic repairs will be made at the Owners'/Manager's discretion. Major repairs (heating/AC, plumbing, built-in appliances, etc.) will be contracted for as soon as possible after this form has been received and reviewed. Please contact our office at 251-0012 if you have emergency repairs. **PLEASE BE SURE TO INSPECT SMOKE DETECTORS AND NOTIFY MANAGEMENT IMMEDIATELY IF ANY ARE NOT FUNCTIONING PROPERLY.**

EXTERIOR

_____ Lawn Mowed?

_____ Trash Removed?

_____ Garage Clean?

_____ Oil Stains?

_____ Storage Shed Empty?

_____ Pool/Spa Clean?

_____ Other (please specify: _____

KITCHEN

- | | |
|--------------------------|-------------------------|
| _____ Floors Clean? | _____ Cabinets Clean? |
| _____ Sink Clean? | _____ Sink Chipped? |
| _____ Faucet Leaking? | _____ Disposal Working? |
| _____ Oven Clean? | _____ Dishwasher Clean? |
| _____ Countertops Clean? | _____ Damaged? |

BATHROOM #1

- _____ Faucet Leaking?
_____ Chips/burns in Vanity?
_____ Blocked Drains?
_____ Towel Bar Intact?
_____ Toilet clean?
_____ Other (please specify): _____

BATHROOM #2

- _____ Faucet Leaking?
_____ Chips/burns?
_____ Blocked Drains?
_____ Towel Bar Intact?
_____ Toilet clean?

GENERAL

- | | |
|---------------------------|-------------------------|
| _____ Fireplace Clean? | _____ Damaged Screens? |
| _____ Broken Windows? | _____ Damaged Blinds? |
| _____ Wall Damage? | _____ Stains on Carpet? |
| _____ Missing Lightbulbs? | _____ Doors all Lock? |
| _____ Carpets Shampooed? | _____ Vinyl/Tile Clean? |
| _____ New A/C Filters? | _____ A/C Vent Clean? |

_____ Other (Please specify): _____

APPLIANCES

- | | |
|-------------------------------------|-------------------------------|
| _____ Dishwasher | _____ Disposal |
| _____ Refrigerator | _____ Washer/Dryer |
| _____ Stove/Oven | _____ Gas/Electric Appliances |
| _____ Water Softener | _____ Pool/spa Equipment |
| _____ R/O System | _____ Garage Door Opener |
| _____ Ceiling Fans | _____ All Working? |
| _____ Other (Please specify): _____ | |

What color is the carpet in this home? _____

Additional comments or remarks: _____

Signed (Tenant)

Date

REALTY CLUB LAS VEGAS
2904 W. Horizon Ridge Pkwy. Ste. 100
Henderson, NV 89052
Phone: 702-251-0012 Fax: 702-617-4935

CLARK COUNTY UTILITY LIST

Lessee is aware that all applicable utilities must be transferred into Lessee's name upon move-in. Please be advised that Realty Club Las Vegas will have any existing service(s) turned off within 3 business days of lease commencement.

Nevada Power

6226 W. Sahara
Las Vegas, NV 89102
Office: 702-367-5555
Fax: 702-367-5396

Sprint Telephone

330 S. Valley View
Las Vegas, NV 89107
Toll free: 800-877-7077
Office: 702-244-7400

Las Vegas Valley Water

3700 W. Charleston
Las Vegas, NV 89104
Office: 702-870-4194
Fax: 702-258-7165

Cox Cable Company

121 N. Martin Luther King
Las Vegas, NV 89121
Office: 702-383-4000

Henderson Water District

240 Water Street
Henderson, NV 89014
Office: 702-267-5900
Fax: 702-260-4545

Henderson Office

11 S. Water Street
Henderson, NV 89014

U.S. Post Office

1-800-275-8777

City of N. Las Vegas Utilities

2200 Civic Center Drive
N. Las Vegas, NV 89030
Office: 702-633-1484
Fax: 702-399-8099

Southwest Gas Company

770 E. Flamingo Road
Las Vegas, NV 89122
Office: 702-365-1555
Fax: 702-365-2368

Republic Services of Southern Nevada

4300 W. Tropicana
Las Vegas, NV 89103
Office: 702-735-5151
Fax: 702-735-1986

**Addendum to Lease
Pet Agreement**

Lessee(s): _____ Date: _____

Property Address: _____

Type of Pet(s): _____ # PETS: _____

Size of Pet(s): _____ Age of Pet(s) _____

1. Only the pet(s) listed and described above are authorized under this pet agreement.
2. Pet(s) shall not cause danger, damage, nuisance, noise, health hazard, or soil to the property premises, grounds, common areas, walks, parking areas, landscaping or gardens. Lessee agrees to clean up after pet and agrees to accept full responsibility and liability for any damages, injuries or actions arising from or caused by Lessee's pet(s).
3. Lessee warrants that all pets are immunized in accordance with local laws, ordinances and requirements.
4. Lessee agrees to observe all rules and regulations of any governing homeowner association, if any, and Lessee's signature on this form acknowledges acceptance of said rules and regulations.
5. A pet fee of \$ _____ is required in addition to Lessee's security/damage deposit. This fee may be used to remedy and repairs, odors, cleaning and/or delinquent rent. In the event that pet damage exceeds the amount of collected pet fee, Lessee may at his option use additional funds from the security/damage deposit.
6. In the event of a violation of any terms and conditions set herein, Lessor shall have the right to immediately terminate this agreement and require that Lessee remove the pet(s) from the premises. Termination of this agreement does not imply a waiver of Lessee's responsibility for any damages.
7. In accordance with the terms of the lease, written permission must be obtained prior to acquiring additional pets. Applicable fines will be charged.

The undersigned have read and accept this pet agreement and agree to all provisions as established herein. A copy of this agreement has been provided to Lessee.

| | | | |
|--------|------|-----------------|------|
| Lessee | Date | Lessee | Date |
| Lessee | Date | Agent for Owner | Date |