

Boulder Property Management Corp.

1100 28th Street/Suite # 100

Boulder, Colorado 80303

(303) 473-9559

Lease Contract

This lease is entered into this _____ day of _____ between Boulder Property Management Corp. a Colorado Corporation
LESSOR and TENANT(S):

Tenant Name(s) _____ Cell(s) _____ Email(s) _____

* If you were a previous Tenant of Boulder Property Management please indicate Name, Location and Date: _____

1. DESCRIPTION OF PREMISES AND TERMS: Lessor, in consideration of the rents to be paid and the covenants to be performed by Tenant, does hereby lease to Tenant and Tenant takes and holds as Tenant of Lessor apartment _____ /house, located at _____, County of Boulder State of Colorado, for a term commencing on _____

12:00PM (Noon) and ending at **11:59PM (Midnight)** on _____ to be used and occupied solely by the person(s) mentioned above as a private residence and for no other purpose:

2. RENT: Tenant hereby agrees to pay the entire rental amount for the full lease term. All rental payments are to be payable at the office of Boulder Property Management, Corp. or other location upon written notification to Tenant by Lessor.

A. \$ _____ move in prorated rent from the _____ to the _____ day of _____; and

B. \$ _____ move out prorated rent from the _____ to the _____ day of _____; and

C. \$ _____ is due no later than the 1st day of each month until the rental for the _____ lease term is fully paid.

D. Rent and other amounts due hereunder are due on the 20th day of the preceding month, without notice, and late on the 21st. If payment is not received by Lessor by the 2nd day of each month, regardless of whether the 2nd day of the month falls upon a Saturday, Sunday, or holiday, late fees will be applied as allowed by state law. Payment is due in funds which are immediately available to Lessor, except that cash will not be accepted. The online payment system is considered a courtesy only, and other arrangements for payment must be made if you do not have access to, or are experiencing issues with your portal. Furthermore, each tenant will have one online payment portal. Online payment portals will not be issued to guarantors on the lease. No late fees will be waived due to issues with accessing the online system. Lessor will provisionally accept payments in the form of personal checks; however, in the event any payment is late, or Tenant is otherwise in default, or at any time if Lessor so directs in writing, regardless of fault or wrongdoing, Tenant may be required to make subsequent payments by cashier's check or other form of payment acceptable to Lessor, in its sole discretion. Use of Boulder Property Management's drop box for making payments, or the payment of all or any part of amounts due in the form of cash, shall be at the sole risk of Tenant, and Lessor shall not be liable for payments which are lost, stolen, or are otherwise not received by Lessor. If tenant elects to mail any payment, Tenant bears the risk of lost mail or late delivery. Checks will be considered on time if they are postmarked on or before the 1st of the month for which rent is due and received within 2 weeks of that due date. In the event that any payment is not received by Lessor by the 21st day of the preceding month for which it is made, Tenant agrees to pay a late charge of **\$50.00** for the first day late and **\$10.00** per day (up to the maximum allowed per state law) until payment is made in full including \$10.00 for the day on which payment is received. Late fees will begin to automatically apply any time the balance on the account exceeds \$200.00 for any reason. In addition, if any payment is dishonored or returned for non-sufficient funds for any reason, a returned payment charge of \$40.00 shall also be due from Tenants, plus the amount of any charges imposed by Lessor's bank. Funds that are not honored by the bank will be considered not received, and full late fees will be applied as if the funds were never received. In the event that a notice to pay or perform covenants or to vacate the premises is served on Tenant or posted on the premises, Tenant agrees to pay a posting charge of **\$95.00**. Posting notices may occur prior to late fees being imposed. The parties agree that the above charges, as well as other charges and fees set forth in this lease, are liquidated damages and are reasonable estimates of the internal management expenses which Lessor will incur in such events, which amounts would otherwise be difficult if not impossible to determine with exactitude at the time. The charges and fees described in this paragraph and in other portions of this lease are distinct and accrue for different reasons, and any or all of them may become due concurrently. Any monthly statement or other notice by Lessor of the amounts due from Tenant shall be considered a courtesy only, shall not be considered as a binding statement of amounts owed, and shall not be construed to amend this lease or to alter the amounts of any obligations owed hereunder. To avoid lost payments or delays in processing, the address of the leased premises must appear on each rent check or other form of payment. Notice to one of multiple tenants shall be considered to be notice to all tenants.

E. Boulder Property Management has the right to charge a fee for incomplete records. This means that we are missing pertinent information (for example missing signature on lease, missing guarantor liability form, incomplete background check, etc.). Incomplete records will be \$25.00 per document per person for the first month not received, and increase in increments of \$25.00 each month for each person and until each document is received.

F. In the event a Tenant bounces a check with his or her bank, they will be subject to a Non-Sufficient Funds (NSF) fee of **\$40.00** payable to Boulder Property Management. Obviously when a check bounces the rent is considered late and will be subject to late fees of **\$50.00** plus **\$10.00** per day and possibly a **\$95.00** "Demand for Rent or Possession."

G. Unless otherwise specified in this lease, all notices provided by this lease shall be in writing and shall be delivered to the other party personally, or sent by email, first class mail, postage prepaid, or securely posted on the front door of the premises, or mailed to the Tenant's last known address. Tenants may send their rent checks or any other written notices to the address provided below.

To Agent: Boulder Property Management Corp.
1100 28th Street Suite # 100
Boulder, CO 80303

H. Zoning Regulations: The zoning for this property is _____ and Boulder Property Management has informed us that no more than _____ unrelated individuals are allowed to live at this address, per the City of Boulder Zoning Codes.

No Boulder Property Management employee is authorized to give you verbal or non-verbal permission, encourage you or even give you the impression that it is "ok" to over-occupy a property. Since Boulder Property Management has informed us it is not permissible to over-occupy this property, we the tenants agree and understand, we would be responsible in paying for any ticket(s) issued by the City of Boulder, for an over occupied property. Fines from the City of Boulder may be up to \$2,000.00 per day. Initial Here: _____

3. SECURITY DEPOSIT: Tenant will deposit with Lessor a total of \$ _____ in security deposit to secure the full and timely payment of rent and the making of necessary repairs and cleaning as called for under this lease, except normal wear and tear. Receipt is hereby acknowledged of deposit monies in the amount of \$ _____, and the balance of the security deposit in the amount of \$ _____ is due on or before the lease commences or according to the following payment schedule:

This deposit may be used during the term of this lease to repair or replace anything that the Lessor has determined to be intentionally negligent and/or fault of the Tenant, and Lessor may demand Tenant to reimburse the security deposit account within 7 days of being notified. Lessor shall not be required to keep this deposit in a separate fund but may commingle the security deposit with its own funds. Lessor may forward the Tenant's deposit to the owner of the property where the Tenant resides, and Tenant may request the name of the person holding the deposit. If at any time Tenant vacates or abandons the leased premises, or if Tenant's right to possession is terminated by the landlord prior to the expiration of this lease, the entire amount of the security deposit, deposited with Lessor or owner, shall be forfeited. The Tenant may also be liable for losses in excess of the deposit. The security deposit shall be returned to Tenant, at the simple interest rate as determined by the City Manager of Boulder, less applicable charges, and postmarked on or before **sixty (60)** days after the termination of this lease or vacating. Interest will only be earned on security deposit if the tenants are renting a residential premises that is located within the city limits of Boulder. In the event Tenant decides to "Sub-Lease", Lessor will always return the security deposit plus the interest, less applicable charges, to the original Tenant unless Lessor has received written permission from the Tenant and "Sub-Tenant" to do otherwise. However, Lessor will return security deposit to "Sub-Tenant" plus interest, less applicable charges, if Lessor has taken receipt from "Sub-Tenant". If a "Sub-lease" has not occurred and there are multiple Tenants on the lease contract, then all Tenants agree and understand that it is acceptable to mail out one set of the Security Deposit Return records to one Tenant, with **one check made payable to all parties named on the lease**, unless the correct paperwork is received prior to your move-out date, and is signed by all roommates. When the original Tenant decides to "Sublet" their unit, the Lessor has the right to hold onto their security deposit until the "Sub-Tenant" pays their security deposit in full and 60 days after the termination of the lease. The original Tenant(s) agree to allow Lessor to return the security deposit, plus interest, less applicable charges, with one check made payable to all the original Tenant(s) on the lease, unless the entire unit was subleased, and the Lessor has received a security deposit from the Sub-Tenant. Unless otherwise specified in this lease, all notices provided by this lease shall be in writing and shall be delivered to the other party personally, or sent by email, first class mail, postage prepaid, or securely posted on the front door of the premises, or mailed to the Tenant's last known address.

I/WE FULLY AGREE & UNDERSTAND THE ABOVE: _____

Tenant's security deposit checks at the end of the lease will be sent to the last known address, should Tenant(s) fail to give BPM a forwarding address. Should BPM have to re-issue a security deposit return check due to a lack of information such as missing address etc. the Tenant(s) will be charged a \$50.00 fee. All correspondence regarding your security deposit return, at the end of your tenancy, must be in writing. **Tenant further agrees that the security deposit shall not be construed as, nor shall be applied to last month's rent as payment of such. If the security deposit on file at the end of the lease is insufficient to cover the balance remaining on the account, be it for damages, rent, utility, or any other fees, and payment for the amount past due is not received, the remainder due may be forwarded to an outside collections agency as soon as 30 days after the date that the security deposit has been sent to the tenants, which is within 60 days of the end of the lease.**

AUTOMATIC DEDUCTIONS FROM SECURITY DEPOSIT:

1. DRIP PANS: Boulder Property Management will replace the "Drip Pans" on electric stoves. BPM will purchase and replace the drips pans if Tenant does not do so by move out. The cost will be automatically deducted from deposit.
2. CARPET CLEAN: Money will be automatically withheld to have the carpets professionally cleaned. The cost of having the carpets cleaned will be determined by market price.
3. CLEANING: Upon move out, BPM will deep clean the unit/apartment at Tenants expense, if deemed necessary by the Agent.
4. RE-KEY: Boulder Property Management will automatically withhold \$40.00 per deadbolt lock to be re-keyed.
5. Any unpaid delinquent rents, utilities, fees and any other charges.

OTHER POSSIBLE DEDUCTIONS FROM SECURITY DEPOSIT:

1. ABANDONED ITEMS: Tenant will be required to remove all personal items out of said rental property by end of lease term. Tenant shall be charged an extra fee to remove any and all personal items left behind after the move-out date.
2. FLOORING: Any burns, marks, stains, indentations, bleach stains or damage of any kind to the carpet, vinyl floor or tile.
3. MISSING KEYS: If you were provided with a laundry room key and/or a mailbox key and you forget to return them at check-out, you will be charged \$15.00 to replace each key.
4. TOUCH-UP PAINT: Touch up painting will be performed at the Owner's expense up to \$50.00 upon agent's discretion. The Tenant agrees to pay any additional touch up costs. Touch up painting will include but not limited to: filling holes, painting entire walls, rooms or entire unit if necessary.
5. TRASH: All debris, rubbish and discards must be removed from the premises and placed in the dumpster. The cost to remove any overflow of garbage will be billed back to all of the tenants who lived at the premises on a pro-rata share.
6. LIGHT BULBS: Burned out light bulbs are to be replaced and not to exceed (60 Watts). If there is already compact florescent light (CFL) in fixture and it is burned out, tenant is to replace that bulb with a (CFL) bulb at his or her expense. BPM would like to request that all tenants replace blown-out incandescent light bulbs with (CFL) bulbs. Vanity bulbs however are to be replaced with similar vanity bulbs at Tenant's expense.
7. EXCESS DAMAGE: Damage to property beyond normal wear and tear at the time of vacating of leased premises (including damage caused by a pet).

4. UTILITIES: All charges for utilities services will be paid promptly by Tenant when due. Lessor shall not be liable for damages occurred for the failure of utilities or services occasioned by strikes, breakage of equipment, failure of source of supply, acts of God, or by any act or cause beyond the control of the Lessor. Tenant agrees to pay for gas, electricity, water, trash removal services and common utilities, including furniture removal connected to the premises, in addition to and in the same manner as rent, by paying for either the Tenant's prorata share and/or fixed utility expense of the cost of gas, electricity, water, trash removal and common utilities paid by the Lessor during the previous month for the entire complex. (Tenant's are also responsible for paying any and all utility overages such as water or additional trash expenses (i.e. Six Day Review as mandated by the City of Boulder (See "Note" Below For Details).

These utilities cannot be disconnected **until the move-out date**, or the Tenant will be charged a \$75.00 fee in addition to any unpaid utility charges. All additional utilities and services not named below (i.e. internet, cable, phone, etc.) are paid by the tenants directly to the company providing said services. If you receive a "high usage" water bill it is the responsibility of the tenants to pay this utility bill in full. High usage can be caused from a running toilet, leaky sink etc. Water utility overages are not to be disputed by Tenant. You will be responsible to pay this bill the month it is posted to your account. The Tenant is required to call Xcel and place their utilities in their names by the first day of their lease. This service must be set up prior to the tenants move-in date, to begin service on the move-in date. If tenant fails to place utilities in their names a \$75.00 per month fee will be in addition to the actual utility charges until the tenants place the utilities in their names.-

Air Conditioning Yes No

(Air Conditioning is an amenity at your property. In the event of service to be performed or parts/units to be replaced we have a right to cure based on the availability of parts, technicians and labor pool. BPM will communicate timelines for said repairs as they become available to us.)

As listed below, some utility bills are to be transferred into the tenant's name and paid directly to the corresponding utility company. If the Tenant fails to transfer the utilities into their name, Boulder Property Management will pay the utilities and bill it back to the Tenant, and will charge the Tenant an additional \$75.00 fee for every month the utilities have not been transferred into the Tenant's name. If utilities are unpaid exceeding \$200.00 at any time, late fees may apply at the rate of \$50.00 for the first day and \$10.00 for each day after (up to the maximum allowed per state law).

In Tenant's Names:

All utilities not in Tenant's name will be billed back to the tenants at the following percentage of the entire building's bill, or a flat rate through Boulder Property Management via your monthly bill and can be paid in conjunction with your rent.

Billed back through B.P.M.:

* Common utilities may include but are not limited to interior hallway or exterior lighting and/or gas and electric for laundry room. Grounds fee includes snow removal of sidewalks and walkways, lawn care, lawn mowing, and any exterior landscaping. (See Special Provisions for more information on Common Utilities if applicable.)

If you are receiving a Section 8 voucher your utilities will be due with your rent as stated previously. If your utilities are in arrears for more than 2 months and the outstanding balance is over \$200.00 this may be grounds for eviction.

Please note in certain areas in the City of Boulder you are required to have bear proof trash containers. There is a fine if your trash container is left open. Please refer to the City of Boulder website at www.boulderswildlifeplan.net. Per the City of Boulder, all properties are required to have compost and recycling.

Note: Tenants are required to contact Western Disposal at 303-444-2037 to determine what day their trash is to be picked up and what day the recyclables are to be placed at the curb. Any fines imposed by the City of Boulder for not adhering to the trash or recycling ordinances will be paid by the tenant(s). "Six-Day Review" usually takes place during a two-week period in May and the entire month of August whereby the local trash service companies are mandated by the City of Boulder's Revised "Code 6-3 Trash", to pick up any excessive trash in and around the dumpster areas, and this expense will also be billed to the Tenant(s).

5. PETS: No pets are permitted on the premises at any time except as noted here _____

, or if all tenants have signed a separate pet addendum. A monthly fee ("Pet Rent") will assessed to you. This fee varies per property. All tenants on the lease must sign this addendum, otherwise it is null and void. If any unauthorized animal is found on the premises, tenant will receive a warning. If any unauthorized animal is found on the premises after the warning, a \$100.00 fine per occurrence will be issued. Visiting pets of any kind are never allowed and are a direct violation of this lease. The aforementioned fees will apply. Tenant agrees to pay for any and all damages caused by the pet.

IN CASE OF ALLERGIES, BPM cannot guarantee that any of our properties have been totally "pet free", and therefore totally "allergy free." Furthermore, BPM Cannot honor any requests to: replace flooring, paint unit or make any other accommodations for said Tenant.

The Tenant(s) fully understand and agree that Boulder Property Management is allowed at any time to have the excrement removed from the grounds of the property, whether it be inside or outside the unit, and 100% of the cost to do so will be charged back to all Tenants that own a pet, be it an Emotional Support Animal or not.

6. PARKING: Operable vehicles (automobiles, motorcycles, and 3/4 ton or smaller trucks only) are hereby authorized to park only in the space specifically assigned to them and Tenant hereby agrees to park only where assigned and never on a lawn. Tenant further agrees that any violation of terms shall constitute consent to have said vehicles or articles removed, towed, or impounded at Tenant's expense regardless if Tenant has a parking permit or not. Tenant's need to contact Boulder Property Management in order to have any vehicle towed, or else Tenant will pay 100% of the towing expense. If you are going to park in the street you may need to acquire a parking pass from the City of Boulder in order to avoid receiving parking tickets. Private parking at your unit is provided as follows:

Note: For Those Premises With Assigned Parking Spaces: Should Boulder Property Management be informed that a Tenant has parked in another's Tenant(s) parking space more than once, then the imposing Tenant will be fined \$50.00 for each occurrence thereafter.

I/WE FULLY AGREE & UNDERSTAND THE ABOVE: _____

SPECIAL PROVISIONS:

I/WE FULLY AGREE & UNDERSTAND THE ABOVE SPECIAL PROVISIONS: _____

SAMPLE

7. **GUARANTOR LIABILITY AGREEMENT:** The Guarantor Liability Agreement, referred to as Addendum D (see www.bpmco.com under forms and contracts), would be used if said Tenant is dependent on parents or another party for the following reasons: Guardian, Trust Fund, No Rental History or Insufficient Rental History, Undesirable Credit, Under 18 Years of Age, or moving into any of our three bedroom or larger houses, apartments, etc. The responsible party is accepting the liability for rent, utility payments and any and all other obligations of Tenant created under said lease. Signing this agreement does not make you a Tenant on the lease, and you will only be contacted in case of emergency or if the account balance reaches a state deemed to Boulder Property Management to warrant Guarantor involvement. If you enter into a lease contract with Boulder Property Management, and you are under the age of 18, then BPM will consider this willful intent and you and all your roommate(s) will be legally and financially obligated contractually to the full extent of the law. Tenant fully understands and agrees that this lease may be revocable if Lessor has not received a signed Guarantor Liability Agreement from the responsible party **within three weeks** after having signed the lease. If in fact the three-week period has expired and Lessor has not received the signed Guarantor Liability Agreement, Lessor has the sole discretion and the right to void the Lease, place the unit back on the market and Tenant will forfeit 100% of the total security deposit and will remain financially liable for any losses incurred by Owner and/or Lessor. In some certain cases, Lessor may allow some extra time in receiving the documents. **HOWEVER, NO TENANT SHALL BE GIVEN ENTRY TO UNIT UNTIL ALL NECESSARY GUARANTOR LIABILITY AGREEMENTS HAVE BEEN RECEIVED BY BOULDER PROPERTY MANAGEMENT.**

8. **ACCEPTANCE OF LEASED PREMISES:** Tenant fully understands and agrees that the premises is rented in "As Is" condition. New carpet or flooring, full paint etc will not be conducted, unless noted in the "Special Provisions" section of the lease indicated above. Premises will be professionally cleaned at Lessor's discretion to meet Lessor's standards. Additional cleaning deemed necessary by Lessor and Tenant(s) can be requested but must be requested within seventy-two hours of move in.

9. **TERMS USED:** Throughout this lease the singular shall include the plural, the plural shall include the singular, and the masculine gender shall include the feminine or neuter, as the context shall indicate or require.

10. **JOINT AND SEVERAL RESPONSIBILITIES:** The term "Tenant" as used herein shall be construed to mean "Tenants" whenever used in this lease, and all such parties shall be jointly and severally liable for the performance of all promises, covenants, and conditions to be performed by the Tenant hereunder, including the covenant to pay rent in accordance with paragraph 2; it being the understanding that each Tenant shall be individually liable for all such performance and that all Tenants shall be liable until such performance is made. It is expressly understood by and between the parties hereto that in the event that one or more, but less than all, of the Tenants hereunder fails to perform any of the promises, covenants, or conditions to be performed by him hereunder, Lessor may, at its option, enforce its rights with respect to such defaulting Tenant's several obligations only. In the event such enforcement of Lessor's rights results in the termination of this lease with respect to one or more, but less than all, or Lessees hereunder, and/or the eviction of one or more, but less than all, of the Tenants hereunder, Lessor reserves the right at its election, to insist upon full performance of the joint and several obligations of the remaining Tenants hereunder.

11. **PROPERTY CONDITION REPORT:** Please remember to fill out the Property Condition Report from Lessor and indicate on this Property Condition Report as much detail that is necessary of any damages that may have occurred before you took possession of the unit. Complete and return this form within seven (7) days of occupancy in order to help protect both parties. **This form is not used as a maintenance request sheet and will not be looked at by maintenance, it is only viewed upon move out to help determine pre-existing damages.** When the Tenant is ready to vacate the premises, the Property Condition Report shall not be deemed conclusive evidence of the condition of the premises during the check-out process. At times, the Lessor discovers problems with the premises after the unit has been vacated. For instance, if the unit had not been cleaned thoroughly enough or a light fixture shade was missing, or hole in the wall was missed on the check-out sheet. Tenant fully understands and agrees that these types of examples would be assessed against the security deposit pursuant to the terms and conditions of the lease. **DO NOT use the check-in sheet for notating the cleanliness of the unit; this form is only to notate the physical condition of the premises.** Additional cleaning may be requested by the Tenant to meet Tenant's standards. This request must be made to the BPM Maintenance Department within 72 hours of move-in. Any immediate maintenance issues, such as a broken window, broken locks, non-working stove etc., should be listed on a separate piece of paper and/or handed to, or called into a BPM representative. This is not to say that everything listed by the Tenant(s) will be done, repairs will be determined by the maintenance department at Boulder Property Management. Premises will be professionally cleaned at Lessor's discretion to meet Lessor's standards.

12. **DELIVERY OF POSSESSION:** If the new Tenant shall be unable to enter into and occupy the leased premises at the time above provided because said premises are not ready for occupancy, or if by any reason of a holding over of a previous Tenant possession is delayed, or if as a result of any cause or reason beyond the control of Lessor other portions of the complex in which the leased premises are situated are delayed in completion, the Lessor shall not be liable for damages therefore, but during such period of delays the rental herein may be abated at the Lessor's discretion. In addition, should any Tenant(s) move into the premises prior to 12:00PM on the day of move in, then Tenant(s) will be fined a \$200.00 fee for trespassing.

13. **USE:** Tenant(s) agree(s) to the following restrictions of his or her use of the leased premises: In the event Boulder Property Management determines the Tenant(s) is guilty and/or negligent by not adhering to the provisions mentioned below, then the Tenant(s) will be assessed a fine according to the following schedule: First Offense-\$100.00; Second Offense-\$250.00; Third Offense-\$500.00 plus Eviction Proceedings. The fines mentioned above do not include Boulder Property Management's posting fees as indicated in Provision # 2 (Rents). Fines levied by Boulder Property Management will be in addition to any fines levied by the Boulder Police Department.

(A) **Exterior:** Tenant shall not place anything on balconies, patios, front steps, in windows (including air conditioning units, shades or drapes) or elsewhere which might affect the exterior appearance of the building without consent in writing from the Lessor and shall remove anything from balconies, patios, front steps, in windows or elsewhere which, in Lessor's sole opinion, will adversely affect the exterior appearance of the building. An agent of Boulder Property Management will be doing a periodic but random exterior property inspection so we may address any maintenance issues, and to make sure the Tenant(s) are complying with the City of Boulder's ordinances as stated in Addendum B in the Lease Contract. Tenant(s) are not allowed to have indoor (upholstered) furniture outside on porches, decks and lawns, driveways etc., for the City of Boulder views this a fire hazard. Tenants are not allowed to have any ping-pong tables, beer-pong tables, trampolines, skateboard ramps, slack lines, basketball hoops, ropes, swings, temporary inflatable or permanent pools on the premises. If any of these items are seen by a Boulder Property Management agent, this furniture may be removed off the premises at Tenant(s) expense. **NO PRIOR NOTICE IS REQUIRED.** In addition, Tenant(s) agree to allow Boulder Property Management Corp. signs to be displayed on the premises for the purpose of advertising.

(B) **Government & Lessor Indemnification:** The undersigned Tenant(s) acknowledge that any violation of any federal, state, or local regulation, law or ordinance, including, but not limited to those referenced in this lease, by persons at the leased premises may expose the Lessor to substantial penalty and loss and substantially endanger the property of the Lessor. Consequently, all Tenant(s) hereby acknowledge that any violation of any federal, state or local regulation, law, or ordinance by any person at the premises shall constitute a Substantial Violation of the terms of the lease, as defined by C.R.S. 13-40-107.5 and entitle the Lessor to possession of the premises, following a three-day Notice to Quit. All Tenant(s) shall abide by all federal, state and local regulations, laws and ordinances, including, but not limited to those referenced in this Addendum and shall cause any other person at the premises to do the same. Each Tenant hereby indemnifies and shall hold Lessor harmless from any and all liability, fines, penalties, losses, and damages associated with any violation of any regulation, law, or ordinance by any Tenant(s) or other person at the property, during the term of lease. Tenant also hereby indemnifies and shall hold the Lessor harmless from any and all liability, fines, penalties, losses, and damages associated with any claimed violation of any regulation, law, or ordinance by the Lessor, during the term of lease, if such violation is in any way related to the behavior, residency, or presence of any person at the premises, other than the Lessor, including, but not limited to, claims that the Lessor failed to reasonably screen or remove any Tenant or other person at the premises. This obligation to indemnify and hold harmless shall be joint and several between all Tenant(s), shall inure to the benefit of any successor in interest or assignee of the Lessor, and shall include any cost and attorney fees of Lessor in defending such claims or enforcing this clause.

(C) **Trash:** The Tenants shall be responsible for maintaining the property and not permit or allow any rubbish, waste materials, or other products to accumulate upon the premises, even if the trash and materials were blown or dumped onto the Tenants' property and shall be responsible for maintaining the property in a reasonably clean and sanitary condition at all times. Boulder Property Management reserves the right and has the discretion to have the premises cleaned up at the expense of all the Tenants living on the premises. If the City of Boulder fines the property for any type of trash violation i.e. trash cans left on the street, bear dumpsters, recycling, compost bins being left open and/or contaminated, the tenant will be responsible for paying any and all of these fines. Please refer to the City of Boulder Zero Waste Ordinance. If there is someone illegally dumping or leaving your dumpster(s) open, you are still responsible for the fine. Please contact the Boulder Police Department and report this immediately.

(D) **Mutual Enjoyment & Use:** Tenant(s) shall not interfere with the lawful and proper use and enjoyment of the building or any part thereof by Lessor, its agents, or employees. Tenant shall not interfere with the lawful and proper use and enjoyment of other leased units in the building or common areas of the building. Tenant shall not suffer or permit the playing of radio, television, sound systems, or musical instruments, nor the making of any other sounds or noises, at levels loud enough to be heard by Tenants in other units or at such level as to be heard in adjacent buildings or to become a nuisance or disturbance to any persons. In addition, and subject to the conditions above, tenants may conduct private parties within their own unit as long as it doesn't exceed the maximum number of occupants as stated by the City of Boulder fire codes, or as long as it doesn't violate any health orders at the time. With regard to smoking, Tenant shall not smoke or vape any substance whatsoever within the confines of the property.

(E) **Storage:** Tenant agrees not to repair any motor vehicle nor store same at or near the premises. Tenant further agrees not to store any items of any nature on the outside of the building or in any passageway without prior written consent from the Lessor, or the Tenant will be charged for having the items removed.

14. **ENTRY:** Tenant agrees that at all times reasonable during the term of this lease, Lessor or its agents may enter the premises for purposes of inspection, preventive maintenance schedules, cleaning, repairs, improvements, or to show the same to prospective new Tenant or purchaser. Lessor also reserves the right to enter the premises, without notice, if there is an emergency as stated by a BPM agent or any subcontractor employed by BPM. If Tenant(s) have made a maintenance request from Lessor, the Sub-contractors may or may not contact Tenant(s) before entering unit. If a BPM agent needs to access your unit and cannot enter because of your pet, you will be charged a trip fee. By signing this lease, you are giving Boulder Property Management approval to text message you for communication throughout the term of your lease. In the event we are able to schedule a maintenance request and tenant is not present at scheduled time, the contractor will proceed with request. If access is denied for any reason you will be charged a \$75.00 trip fee for each occurrence.

15. INSPECTIONS: Boulder Property Management reserves the right to inspect your unit at any reasonable time deemed necessary by an Employee or Contractor of Boulder Property Management. This may be to determine over occupancy, cleanliness, or for small maintenance concerns. No notice will be required in case of an emergency. If access is denied to your unit you will be charged a trip fee of \$75 and another inspection will be performed at a later date.

16. RENEWAL OF LEASE CONTRACT: Tenant fully understands that Lessor reserves the right to "Pre-Lease" the premises for the following year and Lessor is not obligated to renew with the Tenant if Tenant has not yet decided if he/she wishes to renew by October 15th of the following year. If a renewal lease is not completed by October 15th or another date solely determined by Boulder Property Management, then this lease will terminate at midnight on the date the lease expires without further notice from Lessor. After renewal notification date, if Tenant has not renewed Lease Contract, Lessor will give Tenant(s) overnight notice prior to entering their premises. Tenant(s) agree to authorize Lessor full showing privileges until unit is rented. If all tenants do not renew it is the responsibility of the vacating tenants to sign off as "vacating" at the time of renewal, otherwise BPM documents will not be complete.

17. GUESTS / VISITORS: Tenant agrees not to allow any other persons to occupy said premises hereby rented except in the case of casual visits of friends or guests. Only those Tenants named on this lease may reside in the leased premises. Tenant shall not allow more than one overnight guest to stay on the premises more than seven (7) days per month without written consent of Lessor. The same guest may not return for thirty (30) days following his or her visit. Tenants understand and will abide by the City of Boulder ordinance allowing no more than the number of unrelated people stated on page #1 of the lease contract to occupy a residence as area dictates. Boulder Property Management Corp. is required by the City of Boulder to report any known over-occupancy of leased premises. Should the Lessor discover any person(s) not on the lease but living in the unit, then Tenants hereby understand that this violation of the lease contract constitutes a fee of \$1000.00 per day and is grounds for eviction.

18. SUBLEASES, ROOMMATE CHANGES, LEASE RENEWAL WITH ROOMMATE CHANGE, ROOMMATE ADD ON/REMOVAL, BREAKING LEASE: Subleasing and Roommate Changing are permitted provided Tenant has notified Boulder Property Management and received written approval of Sub-Tenant(s) from Boulder Property Management. However, it is the full responsibility of the tenant to find a proper subtenant(s). If the current tenant cannot find a suitable tenant, the original tenant(s) will continue to pay monthly rent and utilities until a new tenant has been found and paperwork has been executed with Boulder Property Management.

A Rental Application is required to be completed and approved by Boulder Property Management by the incoming tenant PRIOR to the appointment. There is a \$40.00 fee to process all Rental Applications.

If the Owner or property requires a fully completed Guarantor Liability form, the new tenant(s) must provide this document before any paperwork can be signed or move-in can occur.

The incoming tenant must read a copy of the original lease contract prior to signing the document, as all tenants are held accountable to the BPM lease. Once the application has been turned in, it is the Tenant's responsibility to contact Boulder Property Management to see if it has been approved or disapproved. Please note, the typical turn-around is 2-4 business days.

Once the application(s) has been approved, the tenant(s) need to make an appointment for ALL TENANTS ON THE LEASE and the new incoming tenant(s) to come in to sign said paperwork or to sign electronically.

If you are subsidizing a portion of the rent for the incoming tenant the amount of the subsidy must be paid up front and in full at the time of your Sublease or Roommate Change appointment.

Any and all modifications to the original lease are at the sole discretion of Boulder Property Management.

In the event BPM must intervene to reimburse the security deposit to the Vacating tenant(s) on the behalf of the renewing and new tenant(s) an administrative fee of \$200.00 will be assessed. It is the responsibility of the vacating tenant to notify BPM in writing if monies were not received from renewing and new tenant for security deposits as agreed. BPM as 60 days from notification to cure.

SUBLEASE: Definition: When ALL tenants on the lease are moving out and property is completely vacant.

A Sublease can be done one of two ways:

With Liability: The new tenant(s) will be accepting property in "As Is" condition. BPM will not conduct an inspection/check out of the unit between tenants. The original tenant will still be held responsible and liable to all terms on the lease. BPM may collect additional deposit from the new tenant. Deductions for damages may be shared between all tenants at the end of the lease term depending on what option is chosen on paperwork. A one-time fee of 50% of one month's rent will be assessed.

Without Liability: This option removes the vacating tenant from the lease of all responsibilities and liabilities, assigning the original lease terms to the new tenant(s). A BPM agent will complete a full check out between move-out and move-in and will require a minimum of 4 business days to do so. The unit must be completely empty with no furniture or personal items left in the premises. BPM will collect a full Security Deposit from new tenant(s). A one-time fee of 100% of one month's rent will be assessed.

It is in the best interest of the tenant(s) who are subleasing to inform BPM as to your decision as soon as possible. A background check will be conducted on any and all new incoming tenants. The background check fee associated in renting an apartment will be the sole responsibility of the Tenant/Sub-Tenant. It is the sole responsibility of the Tenant to find a suitable Sub-Tenant or roommate if the Tenant wishes to sublet. Keep in mind however, Lessor may deny any Tenant(s) from sub-letting his/her premises unless the Tenant(s) account with Boulder Property Management has a zero balance on their account. If you are subsidizing a portion of the rent for the incoming tenant the amount of the subsidy must be paid up front and in full at the time of your Sublease appointment.

ROOMMATE CHANGE:

Definition: A Roommate Change is when ONE tenant on the lease is exchanging their place for ONE new tenant.

All tenants must agree to this option, and all original Tenant(s) will remain financially liable on the lease contract.

A roommate change can be done one of two ways:

With Liability: the vacating tenant still holds liability to the unit until the end of the original lease contract. A one-time fee of \$175.00 will be assessed.

Without Liability: the vacating tenant will be removed completely from the lease and will hold no liability to the unit once the form is complete. A one-time fee of \$325.00.

TEMPORARY ROOMMATE CHANGE: You may choose to take this option if you are planning on moving back in before the end of your lease term. There is a \$175.00 fee to the outgoing roommate to be paid at the time of the signing and the new roommate must still go through the application process.

LEASE RENEWAL WITH A ROOMMATE CHANGE: A lease renewal with a roommate change is when one or more current tenant(s) living in a unit wish to renew their lease for an additional year, but one or more of their roommates do not wish to renew the lease. When a renewal with a roommate change occurs, a BPM representative will not be performing a check-out at the end of the current lease, because not everyone is moving out of the premises at the end of the year. The renewing tenants will take full responsibility and liability in returning any and all portions of the security deposit to those tenant(s) who will not be renewing their lease for another year. Typically, the renewing Tenant(s) will collect the security deposit from the new Tenant(s) and forward that money to the non-renewing Tenant(s). It is imperative however, that the non-renewing Tenant(s) understand that they are to collect their portion of the security deposit at the end of the year from the renewing Tenant(s), which completely exonerates Boulder Property Management from any and all financial liability. (Please contact a Boulder Property Management agent for further detail regarding this procedure). All original tenants on lease must agree and sign said document.

In the event BPM must intervene to reimburse the security deposit to the Vacating tenant(s) on the behalf of the renewing and new tenant(s) an administrative fee of \$200.00 will be assessed. It is the responsibility of the vacating tenant to notify BPM in writing if monies were not received from renewing and new tenant for security deposits as agreed. BPM as 60 days from notification to cure.

ROOMMATE ADD ON / REMOVAL: There is a one-time fee of \$200.00 per occurrence. In the event of a Roommate Removal, the tenants remaining on the lease are fully responsible for repaying the vacating tenant their portion of Security Deposit. Boulder Property Management will not refund any Security Deposits for a Roommate Removal.

In the event BPM must intervene to reimburse the security deposit to the Vacating tenant(s) on the behalf of the renewing and new tenant(s) an administrative fee of \$200.00 will be assessed. It is the responsibility of the vacating tenant to notify BPM in writing if monies were not received from renewing and new tenant for security deposits as agreed. BPM as 60 days from notification to cure.

BREAKING LEASE: Boulder Property Management has the sole discretion of whether to break the lease. If BPM allows a tenant to consider breaking a lease, the terms are as follows: "Pre Leases" a property and has discovered prior to the lease start date that Tenant(s) is unable to fulfill the obligated lease terms, Boulder Property Management will allow the tenant(s) to sign a "Breaking Lease" document. The breaking lease document allows Boulder Property Management to re-list said property and attempt to lease property to other potential tenants, original tenants are 100% liable to the lease until new lease is signed and deposit is paid. There will be a one-time flat fee charged to the original tenant. The fees are as follows: Studio / 1 bedroom - \$1000.00; 2 bedroom - \$1700.00; 3 bedroom - \$2300.00; 4 bedroom - \$2800.00. A "Breaking Lease" is only offered before the lease term begins. After the lease term begins, then tenant must sublet the unit; the breaking lease option is no longer applicable.

19. LOCK OUT / LOCK CHANGE: There will be a minimum charge of \$75.00 for a Tenant lockout. Tenants are not allowed to install their own exterior or interior locks on the premises and Boulder Property Management does not have to give prior notice to Tenant(s) to have them removed. Any expenses incurred because of an unauthorized lock change will be charged back to the Tenant(s). One house key will be provided to each tenant free of charge at the time of move in, and one mail key will be provided per unit. Any additional mail or house keys will be provided with a valid ID for \$10.00 each.

20. INDEMNITY: Tenant shall exonerate, hold blameless, protect, and indemnify Lessor from and against all losses, damages, claims, suits or actions, judgments and costs which shall arise or grow out of any injury to or death of persons arising from or in any manner connected with the exercise of any right granted or conferred hereby, or from Tenant's use, maintenance, operation, and/or repair of the said premises, buildings, improvements, and equipment thereon.

21. LESSOR'S RIGHT CUMULATIVE: All of the rights, powers and remedies of Lessor provided for in this Lease or now or hereafter existing at law or in equity, or by statute or otherwise, shall be deemed to be separate, distinct, cumulative and concurrent. No one or more of such rights, powers or remedies, nor any mention of reference to any one or more of them in this Lease, shall be deemed to be in the exclusion of, or a waiver of, any other rights, powers or remedies provided for in this Lease, or now or hereafter existing at law or in equity, or by statute or otherwise. The exercise or enforcement by Lessor of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise or enforcement by Lessor of any or all of such other rights, powers or remedies.

22. CARE OF PREMISES: Tenant shall occupy the premises and shall keep the same in clean condition and repair at his own expense, normal wear and tear accepted, and Tenant shall not make any alterations in the premises without the written consent of Lessor, and Tenant shall not leave or create any waste upon the premises. At the expiration of the term of this lease or the earlier termination thereof, Tenant shall peacefully quit and surrender possession of the premises to Lessor in a clean condition and in good repair, including cleaning appliances, walls, windows, drapes, bathrooms, replacing any burned out light bulbs that don't exceed (60 Watts) and which are appropriate for the fixture. Any additional repairs or cleaning required to be made by the Lessor, except normal wear and tear, shall be deducted from the security deposit. Boulder Property Management has the permission from the Tenant to have the interior and exterior of the premises "professionally cleaned", if the management company determines that the premises is "Unsatisfactory" to market to future potential Tenants. The total cost to have the premises "professionally cleaned" will be charged to the Tenant according to the percentages noted in Provision #11 (Utilities) and Tenant has 30 days to pay the cleaning charge. Furthermore, the Tenant(s) are financially responsible for the general cleanup of trash, cigarette butts and newspapers in the common areas and around the premises regardless whether or not it is the Tenants trash.

23. WAIVER: Any waiver by either party of any breach of any provision of this lease shall not be considered to be a continuing waiver or a waiver of a subsequent breach of the same or a different provision of this lease.

24. EARLY MOVE IN / EVICTION / HOLDOVER / MOVE-OUTS: Absolutely under no circumstances are the tenant(s) allowed to move into their premises earlier than as stated in this lease contract. Boulder Property Management will assess a \$ 200.00 fine for this violation for it is considered trespassing. Tenant agrees at the expiration of this lease to peacefully surrender and deliver the leased premises to the Lessor. In the event the Tenant holds over beyond the expiration date of this lease without the written consent of the Lessor the lease shall not be deemed renewed. Tenant shall be regarded as a Tenant at sufferance, and the Tenant shall be liable for a daily holdover charge in the amount of \$500.00 per day until possession is returned to Lessor. Lessor may evict Tenant from the premises or undertake other legal action to regain possession for nonpayment of rent or breach of the lease. Tenant shall continue to be liable for rent and be bound by the other provisions of this lease during the time Tenant remains in possession of the leased premises even though Lessor has chosen to seek eviction because of Tenant breach of this lease. If the premises or lease agreement is abandoned or if Tenant is evicted, Tenant will remain financially liable for any loss of rent, or any expenses, including attorney's fees, which Lessor may incur for the remainder of the lease term. If Tenant does not leave at the end of the lease term and another Tenant is waiting to move in, Lessor, after notifying Tenant, may remove Tenant's belongings. Once the lease expires, any and all items left in the unit will be deemed abandoned items and they will be disposed of at Tenant(s) expense. Lessor will not be obligated to store said belongings and shall have no duty or obligation to remove these items. Lessor will not be responsible to Tenant for any type of reimbursement for the property. Tenant will be responsible for any other losses suffered by Lessor and any person who had to wait for Tenant to vacate in order to move in, and any reasonable legal fees. **Note:** This provision would also be enforced for any sublet scheduled move out dates.

25. ABANDONMENT & FINANCIAL LIABILITY: If this lease shall be terminated by Lessor because of the breach by Tenant of any of the terms, covenants, or conditions by him/her to be kept and performed, or if Tenant shall abandon the leased premises, or quits and vacates the leased premises voluntarily, the premises may be released by Lessor for such rent and upon such terms as Lessor in its discretion may deem reasonable and advantageous; and in the event of releasing the premises, Tenant shall be and remain liable for any deficiency in rent, any damages which Lessor may have sustained by virtue of Tenant's use and occupation of the leased premises. Tenant further agrees that all costs associated with the removal of the possessions will be their sole responsibility and that they are obligated to pay such expenses whether it be deducted from their security deposit or billed. Any personal belongings left on the premises after the lease expiration will be considered abandoned property and the costs to remove such property will be charged back to the Tenant. Tenant will indemnify and hold Boulder Property Management blameless in having Tenant's personal belongings discarded. Boulder Property Management will not store any personal belongings for Tenant after lease expiration. Should the tenant(s) abandon the premises without fulfilling the entire financial lease contract, Boulder Property Management will pursue any and all Tenant(s) for the total outstanding balance due on the account. Boulder Property Management will conduct a check-out of the unit and itemize every expense on a security deposit return sheet and send it to the tenant(s) forwarding address, if provided, or last known address. If there is an amount due to Boulder Property Management, the Tenant(s) have 30 days to pay the unpaid balance or legal action will ensue. Failure to pay the amount will result in forwarding this matter to legal counsel and to a collection agency. Please keep in mind, once an unpaid outstanding balance has been turned over to a collection agency, this negative collection amount will be a permanent detriment to your credit rating. **Note:** Boulder Property Management will consider any bikes with rusted chains and/or flat tires being stored on the premises as inoperable and abandoned bikes. The Tenant(s) will hold BPM financially blameless for removing and disposing of these items and Tenant(s) will be financially liable for the cost to remove and dispose of their inoperable bikes.

26. INJUNCTION: In addition to all remedies in this lease provided, Lessor shall be entitled to restrain by injunction the violation or attempted or threatened violation of any of the terms, covenants, conditions or provisions of this lease.

27. ATTORNEY'S FEES: Should either party commence an action at law for any breach of any provision of this lease agreement, said breaching party shall pay all costs in connection therewith, including a reasonable attorney's fee of the non-breaching party. In the case of posting "Notice to Pay Rent or Quit" and eviction proceeding notices, Tenant will be responsible for legal consultation fees per occurrence.

28. STORAGE AREA: Where storerooms are provided by Lessor to accommodate Tenant in the storage of trunks or other articles, it is with the express understanding that the storage space is furnished gratuitously by Lessor, and that Tenant using the same for any purpose does so at his own risk, and on the expressly stipulated agreement that Lessor shall not be liable for any loss, damage or injury whatsoever. Access to such storage space as may be provided will be only at times as may be specified by Lessor or designated employee, and if any employee of Lessor shall at the request of Tenant or member of his household move, handle, or store any such articles in the storeroom, or remove any of the same therefrom, then and in every such case, such employee shall be deemed the agent of Tenant, and Lessor shall not be liable for any loss, damage, or expense that may be suffered or sustained in connection therewith. You may not store any items in, around, in front of heating, mechanical, boiler rooms or water heater closets. We must have access to these areas at all times.

29. SUCCESSORS IN INTEREST: This lease and all covenants, conditions, terms, and provisions hereof are binding upon and shall inure to the benefit of the successors and assigns of Lessor and the heirs, executors, administrators, and, to the extent herein permitted, upon and to the assigns of Tenant.

30. INSUFFICIENT FUNDS CHECK: Tenants shall be charged a minimum of forty dollars (\$40.00) for any check returned due to insufficient funds.

31. INSURANCE: Lessor does not warrant, represent or guarantee the safety of Tenant, occupants, or guest's personal property. Tenant hereby releases Lessor from any and all claims for damage or loss to Tenant's personal property and shall indemnify and hold Lessor's attorney fees and costs, from any claims associated with tenant's personal property regardless of by whom such claims are brought, including tenant's insurer. Lessor advises tenant to obtain insurance for losses due to theft, fire, smoke, water damage, and the like. Lessor advises tenant to also obtain alternative living accommodation renter's insurance coverage. Lessor's insurance policies provide no coverage for tenant's property, including tenant's automobile. Boulder Property Management strongly recommends that all Tenant's obtain renters insurance at his or her expense to cover Tenant's personal property, unless you live in a property that requires renter's insurance. If a property requires renter's insurance, it will be stated in special provisions of this lease contract.

32. SEVERABILITY: The unenforceability of any provision or provisions of this lease shall not affect the enforceability of any other provision or provisions.

33. COST OF REPAIR: Tenant shall pay the cost of materials and labor (other than normal wear and tear) for the repair or damage to the premises or common areas caused by the negligence or willful acts of Tenant, members of Tenant household, guests, or unknown persons. If repairs or replacement charges are to be paid by

34. TENANT'S ACKNOWLEDGEMENT OF BPM'S SECURITY POLICY.

A) Tenant acknowledges that neither Owner nor Management has made any representations, written or oral, concerning the safety of the community or the effectiveness or operability of any security devices or security measures.

B) Tenant acknowledges that neither Owner nor Management warrants or guarantees the safety or security of Tenant(s) or their guests or invitees against the criminal or wrongful acts of third parties. Each Tenant, guest and invitee is responsible for protecting his or her own person and property.

C) Tenant acknowledges that security devices or measures may fail or be thwarted by criminals or by electrical or mechanical malfunction. Therefore, Tenant(s) acknowledge that they should not rely on such devices or measures and should protect themselves and their property as if these devices or measures did not exist.

35. INTERPRETING THIS LEASE CONTRACT: Any oral promises from any Boulder Property Management representative(s) will not and cannot be enforced, unless the oral promise(s) has/have been written down under the Special Provisions clause of this Lease Contract. Sub-contractors of Boulder Property Management have no authority to make any promises at any time.

36. ADDENDUMS ATTACHED TO LEASE CONTRACT: Any and all lease addendums that have signatures from either the tenants or from Boulder Property Management are considered attached and assigned to this lease contract and legally binding to all parties involved.

37. "MEGAN'S LAW" DISCLAIMER: Pursuant to 16-22-112 (2), Colorado Revised Statutes, a local law enforcement agency is authorized to post on its website sex offender registration information of a person from its registration list. The Colorado sex offender registry includes only those persons who have been required by law to register and who are in compliance with the sex offender registration laws. Persons should not rely solely on the sex offender registry as a safeguard against perpetrators of sexual assault in their communities. The crime of which person is convicted may not accurately reflect the level of risk. The Boulder Police Department has not considered or assessed the specific risk that any convicted sex offender displayed on this website will commit another offense or the nature of any future crimes that may be committed. Only information on registered sex offenders allowed to be disclosed under Colorado law appears on this web site. Under state law, some revised sex offenders are not subject to public disclosure, so they are not included on this site. State law does not allow offenses other than the crimes for which the convicted sex offender is required to register to be disclosed here. Extreme care must be taken in the use of information because mistaken identification may occur when relying solely upon name, birth date and address to identify individuals. If you believe that any information on this site is in error, please contact the Boulder Police Department detective division at 303.441.3330. Registered sex offenders are only shown for areas within Boulder Police Department's jurisdiction. The information on this website may not be used to inflict retribution or additional punishment on any person convicted of unlawful sexual behavior or of another offense, the underlying factual basis of which involves unlawful sexual behavior.

38. MARIJUANA CULTIVATION POLICY: Boulder Property Management specifically prohibits cultivation of marijuana (cannabis) for medical or other purposes on all rental properties. Boulder Property Management acknowledges the rights provided by the State of Colorado for licensed medical marijuana patients regarding possession and consumption of marijuana for medical purposes; however, due to potential damage to our rental properties, the possible revocation of rental license and/or the federal confiscation of the physical property, we explicitly disallow any growing or cultivation of marijuana both inside and outside or anywhere on the premises of said rental property managed by Boulder Property Management.

39. SMART REGS: The City of Boulder's "Smart Regs" Ordinance requires all licensed rental properties to achieve a specific level of energy performance. In order to fulfill this requirement, Landlord and Resident agree to cooperate in all phases of this requirement. The parties agree as follows: An initial audit of your unit will be required. In addition, several other potential installations and/or services may be required to fulfill the city's requirements. Resident agrees to cooperate to schedule and allow this energy conservation work to be done and further agrees to move any personal possessions requested in order to make areas accessible for the work and audits. Please contact Boulder Property Management Maintenance Department for more information.

40. ELECTRICAL: Boulder Property Management is not responsible for installing any wiring for phone or cable jacks. If your apartment comes with a television and if you break it and/or remove it from the original place it was mounted on the wall, you will be held financially responsible for any and all damages. If the remote to the television is broken or missing, you will be charged for the labor and material cost to replace it.

41. LODGING: You may not use your dwelling to rent out rooms on a daily, weekly, monthly, yearly basis. You may not charge any rent to any additional lodgers, therefore, any and all tenants residing in your unit must be on a Boulder Property Management lease. It is illegal to have paying guests, and your unit must be used for "permanent resident purposes only." Any violation to this rule is grounds for immediate eviction.

42. MODIFICATIONS AND/OR UPGRADES: In the event Boulder Property Management has been requested by the property owner of your residence to initiate a modification or an upgrade to your unit or the outside of your unit, neither the owner nor the management company is required to compensate you with any rent credit.

43. WARRANTY OF HABITABILITY: Under Colorado Statute 38-12-503, in every rental agreement, the landlord is deemed to warrant that the residential premises is fit for human habitation. If a landlord breaches the warranty of habitability the tenant must first have sent written notice of the condition and landlord has the right to cure the problem within a "reasonable time" unless a specific time frame is required by Colorado law. Boulder Property Management will cure any condition that constitutes a breach of the warranty of habitability within 30 days after its receipt of written notice from the tenant identifying such condition, unless a shorter or longer time frame is required or allowed by Colorado law, and in such event such alternate time frame shall apply.

44. HEATING: Tenants agree to keep Premises at 60 degrees Fahrenheit during all times throughout the term of the lease. Should the Tenant(s) fail to keep the Premises at 60 degrees Fahrenheit and a pipe freezes or breaks Tenant(s) agree to be financially liable for any all damages and fees incurred in full. In the event that any BPM employee or contractor finds the thermostat in the "Off" position, tenant agrees to pay a minimum of \$50.00 per occurrence for it to be turned back on.

Initial Here: _____

45. RENTING SIGHT UNSEEN: Boulder Property Management is always striving to provide an accurate and complete description for each Rental Property. However, we strongly recommend that all potential tenants personally visit the property BEFORE entering into any contract. BPM NEVER RECOMMENDS TAKING A UNIT SIGHT UNSEEN (in other words, without having personally seen the unit). Boulder Property Management will not be held responsible for any issues that may arise due to the differences between the tenants expectations or understanding of the premises as described, and its actual appearance or condition upon taking possession of the unit. Furthermore, the tenant understands that the unit is being rented in "as is" condition. Boulder Property Management will not make any changes or improvements to the condition of the premises, and will not provide any refunds or substitutions in the event of the tenant's dissatisfaction with the premises after the lease has been signed.

If a Tenant chooses to take a property "Sight Unseen" or by getting a Waive Right to Renew Form signed, Lessor is not required to do a showing of the unit before move-in. Boulder Property Management assumes that all Tenants have seen the unit on their own or are taking it without ever seeing it.

46. ELECTRONIC SIGNATURES: All parties to this lease agree that any and all electronic signatures shall be legal and binding.

47. Please remember that this is a legal contract between Boulder Property Management and the Lessee. All communications regarding this lease and the property you occupy is between the Lessee and BPM. We appreciate that you may have a guarantor on the lease, however the lease is a contract between BPM and the Lessee, not the guarantor, and BPM reserves the right to communicate only with the Lessee(s).

48. This lease may be revoked and the Tenant removed from the premises if the civil and criminal background check(s) on applicant(s) is found by Boulder Property Management Corp., in its sole and absolute discretion, to be unsatisfactory or to contain negative character attributes.

49. Maintenance at your property is dependent on the availability of independent contractor's schedule to complete work order requests, as well as supply of parts for repairs.

Tenant Date Tenant Date

Tenant Date Tenant Date

Boulder Property Management Corp. By: _____ Date: _____

RULES & REGULATIONS TO LEASE CONTRACT

1. **METHOD OF MONTHLY PAYMENT:** The monthly statement from Boulder Property Management is considered a courtesy and not a requirement. If you need to know your balance, please call our office. Also, please make sure your address and unit number is on your check and have your payment in our office on or prior to the 20th of each prior month to the month you are paying rent. (i.e. February rent will be due January 20th). If you set up autopay on the online portal system, please make sure you stop your autopay at your lease end date. If you fail to stop your autopay and you overpay, there will be a charge for refunding overpayments. (\$ 25 per refund)
2. Rent is due no later than the 20th day of each month and is considered late after 11:59 P.M. on the 20th day of each month. The rent is still considered late if the due date of any month falls on a Saturday, Sunday or holiday such as New Year's Day etc. Late fees are **non-negotiable**. Outstanding balances that are deemed late will be due to Boulder Property Management in certified funds.
3. Tenant(s) shall be charged a minimum fee of \$40.00 for any check returned for Non-Sufficient funds (NSF). **When a check bounces the rent is considered not paid, and will be subject to late fees. Payment will be due in certified funds.**
4. Tenant(s) understand that if they do not pay their rent and utilities by the 20th of the month, then they may be posted a "Notice To Pay Rent or Quit" on their front door and their account will be charged a minimum \$95.00 posting fee along with other late fees. If there is a pre-arranged agreement for the Tenant(s) to pay their rent on a specific date, and the Tenant(s) breaks that agreement, then Boulder Property Management will post a "Notice To Pay Rent Or Quit" as soon as possible and the same fees apply. Should the Tenant(s) break any lease provision as stated in this lease contract, then Boulder Property Management will post "A Notice to Perform Covenant" to enforce and have the Tenant(s) comply and remedy the lease infraction. The Tenant(s) will be charged a \$95.00 fee to have a Boulder Property Management representative post this notice on the Tenant(s) front door.
5. Where applicable, Tenant(s) is responsible for placing the utilities in their name prior to taking possession of the unit. Failure to do so will result in a \$75.00 fee for each month that the utilities are not placed in the Tenant's name. In addition, if you do not take the utilities out of your name at the time your lease expires, you will be responsible for any money owed until you remove your name from the bill. Be sure to call Xcel at 800-895-4999 to cancel your service at move out. Do not back date utilities. Place in your name as of your move in date.
6. **Tenant(s) are not allowed to pick up their keys until after 12:00 Noon on the day of move-in.**
7. Tenant(s) are responsible for notifying postmaster of change of address should they move during or after the lease period.
8. Tenant(s) also realize there will be a minimum charge of \$75.00 for a maintenance person to let a tenant into their unit, referred to as a "Lockout", if the lockout occurs after business hours and on the weekends. BPM will charge a \$10.00 fee for any lost or stolen mailbox or house key.
9. Security deposits will be returned within sixty (60) days after the termination of this Lease Contract and one check will be made payable to all parties named on the Lease, unless the correct paperwork is received prior to your move-out date, and is signed by all roommates. Should Tenant(s) request the deposit to be divided by Boulder Property Management, and mailed to more than one roommate, there will be a fee of \$50.00 per check issued, and all forms must be signed by all roommates. Should BPM have to cancel any security deposit return checks, and re-issue them, due to a lack of information such as missing address etc., it will cost the Tenant(s) a \$50.00 charge per each check re-issued.
10. **The security deposit is not to be applied towards last month's rent.** The Tenant(s) understand they are to pay rent until the expiration of the Lease contract. In addition, this deposit may be used during the term of this lease to repair or replace anything that the Lessor has determined was the intentional negligence and/or fault of the Tenant, and Lessor may demand Tenant(s) to reimburse the security deposit account within 7 days of being notified.
11. Tenant(s) understand that only one overnight guest is permitted on the premises at any time without Lessor's written consent if the guest doesn't stay on the premises more than seven (7) days per month. If there is anyone living in the unit longer than seven (7) days this person is considered to be living on the premises illegally and the Tenant(s) could be subject to eviction.
12. No indoor (upholstered) furniture will be allowed on the exterior of the property including porches, decks, and lawns. This type of furniture is a fire hazard and if seen will be removed at Tenant's expense. No prior notice is required.
13. No automobiles, trailers, boats, motorcycles, or campers shall be stored, washed, or repaired on the premises. Tenant(s) are only allowed to park within the complex in designated parking spaces. Unauthorized cars will be towed at owner's expense. Motorcycles are to be parked in assigned stalls only. Inoperable vehicles and vehicles without current registration will be towed at owner's expense. No storage "pods" or any portable storage units are permitted at any time on BPM properties. BPM will charge the tenant \$100.00 a day until the pod or portable storage unit is removed from the premises.
14. All leaking faucets, toilets, windows, fireplaces, and/or defect or potential defects in the rental unit or appliances not in good working order shall be reported promptly to Lessor. Tenant will be charged for damage resulting from negligence in reporting defects in the rental unit, and excessive utility bills.
15. Damages by third parties or unknown persons are the responsibility of the Tenants.
16. Tenants are responsible for damaged, missing or removed screens and closet doors. If screens are missing they should be noted on the Tenants property condition report. Tenants should be advised that the City of Boulder and other governmental agencies do not require screens on windows. If an existing screen, and /or screen or storm door, or window is broken or torn, it may be replaced at Landlord's discretion. A screen will not necessarily be installed if it was not there at time of move -in. A request may be made and its replacement will be at the discretion of the landlord.
17. Do not flush anything except bodily waste and toilet paper down the toilet. Dispose of sanitary products (EVEN TAMPONS) by placing in plastic-lined waste can. Never flush napkins, paper towels, facial tissues, diapers or condoms. Should Boulder Property Management have to send out a subcontractor to "snake" out the line and find the cause of the backup due to the items listed above, or any similar items, the Tenant(s) will be billed 100% of the cost to have the line cleared. Keep a plunger in your house as you will be charged for the simple task of plunging if maintenance must come to plunge your toilet. DO NOT use any chemical products, i.e. Drano as it will damage the plumbing. If any chemical product is used and damage occurs you will be held financially responsible for any and all damage. Tenant(s) agree to keep garbage disposal clear of any debris, food, glass, bottle caps, or any foreign objects.

18. If a window is broken, the Tenants must notify Lessor at time of occurrence. If a window was broken by persons other than the Tenants of their unit, a police report must be obtained by the Tenants within a (24) twenty-four-hour period of its occurrence. Tenants of that unit will be charged 100% of the replacement cost. Obtaining a police report DOES NOT release you from any financial liability.

19. All Tenants are responsible for keeping the outside of the premises clean of cigarette butts. Should a Boulder Property Management representative find cigarette butts on the premises, BPM has the discretion to have it cleaned up at the expense of all the Tenants living on the premises. This regulation applies to guests, smokers and non-smokers.

20. ROOF - Any Tenants found on the roof of the leased premises will be automatically charged as follows: First Offense: \$500.00; Second Offense: \$1,000.00; Third Offense: Eviction.

21. Tenant shall not place anything on balconies, patios, front steps, in windows (including air conditioning units, shades or drapes) or elsewhere which might affect the exterior appearance of the building without consent in writing from the Lessor and shall remove anything from balconies, patios, front steps, in windows or elsewhere which, in Lessor's sole opinion, will adversely affect the exterior appearance of the building. Tenants are not allowed to have any ping-pong tables, beer-bong tables, trampolines, skate board ramps, slack lines, basketball hoops, ropes, swings, temporary inflatable or permanent pools on the premises. If any of these items are seen by a Boulder Property Management agent, this furniture may be removed off the premises at Tenant(s) expense. NO PRIOR NOTICE IS REQUIRED. In the event Boulder Property Management determines the Tenant(s) is guilty and/or negligent by not adhering to the provisions mentioned below, then the Tenant(s) will be assessed a fine according to the following schedule: First Offense-\$100.00; Second Offense-\$250.00; Third Offense-\$500.00 plus Eviction Proceedings.

22. In the event a Tenant's refrigerator should stop working, it is not the responsibility of Boulder Property Management nor the owner to reimburse the Tenant for any spoiled perishables. Also, if you have a non-frost free refrigerator, please remember not to use any sharp objects to chip away the ice. Should any damage occur to the refrigerator the Tenant will be responsible for 100% of the replacement value.

23. In conjunction with the City of Boulder Fire Department Regulations and Boulder Property Management, tenant(s) are not allowed to have any Charcoal or Gas Grills, Barbecues, Smokers or Hibachi's, or any other combustible materials on any balconies, patios or wood decks or within 50 feet of the buildings due to the increased exposure to loss by fire. In addition, Tenant is not allowed to have a "Kegeerator", a refrigerator that holds a keg, or a large video Arcade game on the premises. BPM will charge the Tenant a minimum of \$100.00 fine per occurrence, and you will also be charged the amount it costs to remove the said item.

24. Tenant(s) are not allowed to have trampolines, skateboard ramps, slack lines, basketball hoops, ropes, swings, inflatable pools on the premises.

25. It is absolutely **imperative** that Tenants remember to leave the "**heat on**" **no lower than 60 Degrees** in the premises during the winter months and especially whenever you leave the premises for an extended period of time such as Christmas break. Should the Tenant(s) fail to keep the premises at 60 Degrees and a pipe in the premises freezes and breaks, the Tenant(s) agree to be financially liable for any and all damages and fees incurred.

26. Tenant(s) are not allowed to have "Satellite Systems" installed on the premises whatsoever. Boulder Property Management reserves the right to have a "Satellite System" removed at Tenant's expense if found by a BPM representative.

27. Tenants are not allowed to hire outside contractors to fix and/or maintain items in or on the premises.

28. Boulder Property Management will have bikes removed from a property if they appear to be abandoned and/or not in working condition. Such as flat tires, rusted chains, no wheels etc. BPM will have the bike tagged and removed after five days.

29. **Tenant(s) With Hot Tubs** - Tenant(s) are 100% responsible for the safe and correct operation and maintenance of your hot tub and the hot tub cover. DO NOT operate hot tub until you are familiar with the operating procedures. NEVER OPERATE THE HOT TUB UNLESS THE WATER LEVEL IS AT THE LEVEL OF THE SKIMMER (approximately 5 inches from the top of the hot tub). Operating the hot tub at an improper water level may damage the pump and the heater and cost you a minimum of \$150.00 to repair or replace. You will receive set up instructions for your hot tub with your move-in packet. It is the owners sole discretion to decide to remove or discontinue maintenance at any time during your lease and the rental rate will not be re-negotiated. At the end of your lease, as part of your checkout inspection, your hot tub must be drained, cleaned (use Soft Scrub products only), and a new filter installed. You may have this service done for about \$75.00 to \$80.00 not including the new filter. If you do not perform this shut down procedure at the end of your lease, Boulder Property will have the service done and the expense will be deducted from your security deposit.

30. Boulder Property Management will not do any repairs and or replacements on any microwaves and air conditioners that are not considered "built-in", within a unit.

31. **Tenant Ledger Breakdown Fee:** BPM will always provide a Tenant Ledger for your review upon request for no fee. However, if the bookkeeping department or agent has to repeatedly breakdown and itemize a tenant ledger on behalf of the Tenant(s), for they are not keeping track of who is paying how much, then the bookkeeper has the discretion to charge the Tenant(s) \$50.00 per hour for his or her services.

32. **Insurance:** Lessor will not provide insurance on any of Tenant's personal property within said building or on said premises. Tenant agrees not to make any claim against Lessor for or on account of any loss or damage sustained by fire or water or for loss or damage to any articles from any cause whatsoever. **Boulder Property Management strongly recommends that all Tenant's obtain renters insurance at his or her expense to cover Tenant's personal property unless your lease states that renters insurance is required at your specific building.**

33. **Property Condition Report:** The Tenant(s) understands he or she is to complete, sign and return this form within (7) days of taking occupancy of the unit, or else the Property Condition Report will be considered invalid. It is understood by both parties that the Tenant(s) cannot make a claim that he or she was not given a Property Condition Report, since all Tenants are given a Property Condition Report at the time they pick up their keys from Boulder Property Management.

34. **Warranty Of Habitability Law:** After inspecting the premises, Tenant(s) acknowledges that the premises contains no conditions constituting or posing a material danger or hazard to Tenant's life, health or safety. If the Tenant(s) believes there is a material danger or hazard, Boulder Property Management must be contacted at 303-473-9559 and informed in writing, separate from your Property Condition Report, within seven (7) business days of the time possession of the unit is taken.

If the Property Condition Report is received back from Tenant(s) and no written report is received separate from the Property Condition Report, then Boulder Property Management will presume that the Tenant(s) acknowledge that the premises does not contain any conditions constituting or posing a material danger or hazard to the Tenant's life, health or safety. If no Property Condition Report is received back from Tenant(s) to Boulder Property Management and no notice is received from Tenant(s) within seven (7) business days of the time Tenant(s) takes possession of the unit Boulder Property Management will presume that the Tenant(s) acknowledge that premises does not contain any conditions constituting or posing a material danger or hazard to the Tenant's life, health or safety. In the event Tenant knows or reasonably suspects that the premises contains bed bugs, Tenant shall notify Boulder Property Management by phone and in writing within 48 hours.

35. **Pests:** Bedbugs have found their way back into the United States over the past several years. During the term of the lease, Tenant is to notify Boulder Property Management promptly if a problem of bedbugs or other pests is suspected. If Tenant(s) fails to report any pest infestation and/or problems with the Premises within seven (7) days of move-in, it shall be an acknowledgement by Tenant(s) that the Premises is acceptable, in good condition, and pest free. The following are some terms and conditions regarding this matter.

A) Tenant(s) agree that any violation of this provision will be considered a violation of the Lease Contract, and Lessor may terminate Tenant's right to possession upon three (3) days of Notice to Quit, right to cure. For this particular provision only, Lessor does not have to allow Tenant(s) to cure prior to serving Tenant(s) with Notice to Quit.

B) Tenant(s) agree to cooperate fully with and to undertake all efforts and tasks required by Lessor's pest control company employed to eradicate pests. Tenant(s) fully agree to make the premises available for entry to complete pest inspection and start eradication treatment(s), completing all required post-treatment activities, and report immediately if the treatment is ineffective and needs additional treatment options.

C) Tenant(s) may request reasonable extermination services at any time and all requests must be in writing. Lessor will notify Tenant(s) in advance of each pest inspection, and Lessor can give notification with phone calls or posted notices on door.

D) Unless otherwise required by Colorado law, Tenant(s) shall pay the cost of any extermination of pests or any additional treatments to remedy an infestation in addition to any repairs associated with such infestation, and Tenant(s) shall also be financially liable for any attributable Tenant(s) failure to keep premises free from bedbugs, including those costs of treatment(s) and repairs to other residential units and common areas within the property.

E) Lessor, Lessor's employees, officers, or directors are not liable to Tenant(s) for any damages caused by pests, including but not limited to, replacement of furniture, clothes, personal property, or any other material possessions, any medical expenses associated with infestation, and costs incurred by Tenant(s) for alternative lodging.

F) Tenant(s) acknowledge that Lessor does not guaranty or warranty a pest free environment and further Tenant(s) acknowledge and understand that Lessor's ability to police, monitor, or enforce this provision of the Lease contract is dependent upon Tenant(s) voluntary compliance and cooperation.

Note: Tenant(s) acknowledge that **used** or **secondhand** furniture is the primary way that bed bugs and roaches are spread. Tenant(s) agree to carefully inspect any **used** or **secondhand** furniture, especially bedding, acquired by or purchased by Tenant(s) that is brought into the Premises. Tenant(s) agree to not acquire or bring into the Premises any **used** or **secondhand** furniture removed from the garbage or share vacuum cleaners with other Tenant(s) or third parties.

36. **Sprinkler Systems:** Do not tamper with sprinkler lines or timers or you will be charged \$150.00 per occurrence and the hourly rate it takes a BPM sub-contractor to restore the system to its original condition plus any materials expense, plus damage to grass, bushes, and shrubs due to lack or excessive amount of water.

37. **Smoking:** All Boulder Property Management's properties are designated as NON-SMOKING PROPERTIES. This includes, but is not limited to: cigarettes, marijuana, cigars, etc. Marijuana use is not allowed even if tenant possesses a Medical Marijuana card. Tenants will be subject to fines and any cost of damage if found in violation. In addition, you may be liable for any actions taken to cure default of mutual enjoyment on behalf of other tenants. Tenants understand and agree that any damage caused by or related to cigarette, pipe, vape, e-cigarette, bong, marijuana, cigar smoking, or any other smoking apparatus or tobacco product shall not constitute ordinary wear and tear. Tenants agree there will be no smoking or vaping of any nature of any substance within the confines of this property. Boulder Property Management will deduct any and all damages associated from tenants' security deposit including cleaning or repairing or any damage caused by or related to any tobacco/marijuana product including, but not limited to deodorizing the property, sealing and painting the walls, ceiling repair, repair or replacing the carpet and pads.

38. **Laundry:** Boulder Property Management is not responsible for any items left in laundry rooms. Laundry is an amenity at the property provided by machines in the units, common area laundry rooms with owner owned machines or managed by a third-party laundry company. Regardless of the laundry at the property, it is an amenity. Boulder Property Management is not able to determine the timeline of parts replacement, unit replacement, and service by outside vendors and/or laundry services contracted with at the property. Boulder Property Management will communicate to tenants the timelines for service calls, repairs, and replacement as they become available to us.

39. **Alarm Systems:** Boulder Property Management will not install alarm systems for tenants, and no tenant is allowed to have an alarm installed at any time by any other party than Boulder Property Management.

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Boulder Property Management Corp. By: _____ Date: _____

RENTAL UNIT DISCLOSURES

Every person who rents or leases a dwelling unit within the city limits of Boulder, Colorado must be provided with information in accordance with the provisions of Boulder Revised Code, Section 12-2-4 (Ordinance 7158). This information is as follows:

OCCUPANCY LIMITS

- A. The dwelling unit you will be renting or leasing at the address mentioned on the second page of this Lease Contract may be occupied by no more than what is also stated on the second page of this Lease Contract, in **Provision #1-F Zoning Regulations** on the number of unrelated persons allowed to live in the premises.
- B. Under the current lease or rental agreement, the only people permitted to occupy the dwelling unit are stated on the front page of this Lease Contract.
- C. City of Boulder laws permit a renter or lease holder to have a temporary houseguest. However, if any guest becomes a resident of the apartment or dwelling unit, and if this produces a violation of the legal occupancy limit, a criminal prosecution can result.
- D. Violations of the occupancy laws of the City of Boulder can result in criminal prosecutions and fines of up to \$2,000.00 for each day in violation.

NOISE ORDINANCES

The City of Boulder has several ordinances that regulate noise. Violation of any of these ordinances can result in criminal prosecutions. The laws include:

- 1. **Disruption of Quiet Enjoyment of the Home, Section 5-3-8, B.R.C. 1981.** This focuses on individuals who engage in loud behavior that disrupts a neighbor who is in his or her own home.
- 2. **Unreasonable Noise, Section 5-6-1, B.R.C. 1981.** This is a provision which can be used when officers, standing more than 100 feet away from a noise source, hear amplified music in a residential zone after 11:00P.M.
- 3. **Excessive Sound Levels, Section 5-6-2, B.R.C. 1981.** This is based upon measuring sound levels with meters. Noise must not exceed 50 dBA between 11:00PM and 7:00 AM in a residential zone. Late at night, the ambient or background noise level in most neighborhoods is approximately 35dBA. A sound 15 decibels greater than background noise (50 dBA), such as a loud stereo, will wake the average person from a deep sleep.

BEAR CONTAINERS, TRASH, DUMPING, FURNITURE, WEEDS AND SNOW REMOVAL ORDINANCES Bear-Resistant Containers Required, **Section 6-3-12, B.R.C. 1981.** Residents south of Sumac and west of Broadway must store trash and compost in bear-resistant containers, enclosures and/or dumpsters, or keep trash and compost securely stored within a structure at all times until the moment of pick-up. Do not overfill containers and ensure the lids are secure.

Trash Contract Required, Section 6-3-3 (b), B.R.C. 1981. Every property owner is required to maintain a valid contract with a commercial trash hauler for the weekly removal of accumulated trash. You should understand the manner in which trash and recycling are to be dealt with at your rental unit.

Illegal Dumping, Section 5-4-12, B.R.C. 1981. No person shall deposit any trash, refuse, garbage, furniture, or rubble in any dumpster or on any property without the express consent of the owner or person in control of the property.

Outdoor Furniture Restricted, Section 5-4-16, B.R.C. 1981. Residents of the University Hill neighborhood may not place, use, keep, store, or maintain any upholstered furniture or mattress not intended for outdoor use in any outside areas of the property.

Growth or Accumulation of Weeds Prohibited, Section 6-2-3, B.R.C. 1981. It is a violation to allow weeds and/or grass to grow to a height greater than twelve (12) inches.

Duty to Keep Sidewalks Clear of Snow, Section 8-2-13, B.R.C. 1981. Occupants of residential units, along with property managers, are responsible to keep public sidewalks and walkways abutting their residential premises clear of snow.

MARIJUANA ODOR EMISSIONS, 5-10-6 No person, tenant, occupant, or property owner shall permit the emission of marijuana odor from any source to result in detectable odors that interfere with the reasonable and comfortable use and enjoyment of another's property.

FIREWORKS ORDINANCES

Fireworks, Section 5-6-6, B.R.C. 1981. Except for police, military and certain other personnel described in Boulder's Code, it is illegal for anyone to possess fireworks in any public or private place or to explode fireworks anywhere within the City of Boulder without first having obtained a permit.

NUISANCE PARTY ORDINANCE

A nuisance party is a gathering at which one of a number of violations of Boulder's code provisions occurs. These include the unlawful consumption of alcohol, the unlawful provision of alcohol to minors, property damage, obstruction of traffic, or the generation of excessive noise.

A nuisance party is also any party at which an open keg of beer is located in the front yard setback, on the front porch, or in an unscreened side yard, of a property.

TRASH, WEED & SNOW REMOVAL ORDINANCES

Trash Contract Required, Subsection 6-3-3(b), B.R.C. 1981. Every owner, manager, or operator of rental property is required to maintain a valid contract with a commercial trash hauler for the weekly removal of accumulated trash. You should understand the manner in which trash and recycling are to be dealt with at your rental unit. Please contact Western Disposal at 303-444-2037.

Growth or Accumulation of Weeds Prohibited, Section 6-2-3, B.R.C. 1981. It is a violation to allow weeds to grow to a height greater than twelve inches.

Duty to Keep Sidewalks Clear of Snow, Section 8-2-13, B.R.C. 1981. Occupants of residential units, along with property managers, are responsible to keep public sidewalks and walkways abutting their residential premises clear of snow.

PARKING ON (OR BLOCKING SIDEWALK)

Parking on a Sidewalk Prohibited, Paragraph 7-6-13(a)(1), B.R.C. 1981. No vehicle may be stopped or parked on a sidewalk or within a sidewalk area. This prohibits parking in a driveway in a manner that blocks a sidewalk.

ACKNOWLEDGEMENT: The undersigned Tenant(s) acknowledge that any violation of any federal, state or local regulation, law or ordinance, including, but not limited to those referenced in this Addendum, by persons at the leased premises can expose the Landlord to substantial penalty and loss and substantially endanger the property of the Landlord. Consequently, all Tenants hereby acknowledge that any violation of any federal, state or local regulation, law, or ordinance by any person at the premises shall constitute a Substantial Violation of the terms of the lease, as defined by C.R.S. 13-40-107.5 and entitle the Landlord to possession of the premises, following a ten-day Notice to Quit. All Tenants shall abide by all federal, state and local regulations, laws and ordinances, including, but not limited to those referenced in this Addendum and shall cause any other person at the premises to do the same. Each tenant hereby indemnifies and shall hold the Landlord harmless from any and all liability, fines, penalties, losses, and damages associated with any violation of any regulation, law, or ordinance by any Tenant or other person at the property, during the term of lease. Tenant also hereby indemnifies and shall hold the Landlord harmless from any and all liability, fines, penalties, losses, and damages associated with any claimed violation of any regulation, law, or ordinance by the Landlord, during the term of lease, if such violation is in any way related to the behavior, residency, or presence of any person at the premises, other than the Landlord, including, but not limited to, claims that the Landlord failed to reasonably supervise, screen or remove any Tenant or other person at the premises. This obligation to indemnify and hold harmless shall be joint and several between all Tenants, shall inure to the benefit of any successor in interest or assignee of the Landlord, and shall include any cost and attorney fees of Landlord in defending such claims or enforcing this Addendum.

I have read and understand these disclosures and potential consequences including that if I violate these city regulations my tenancy may be terminated, and I may be subject to eviction. This is to be signed by every tenant, other than minor children living with a supervising parent or other custodian.

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Addendum C

MOLD ADDENDUM

This Mold Addendum C is made between Boulder Property Management (BPM) and the Tenants of the aforementioned address and is part of the Boulder Property Lease Contract. Except as specifically modified by this Mold Addendum C, the terms of the Lease and any other attachments thereto shall remain in full force and effect.

Tenant Obligations Regarding Mold

Tenant shall keep the apartment, particularly the kitchen, bathroom(s), carpets and floors, clean through regular vacuuming, mopping and use of household cleaners.

Tenant shall immediately and consistently remove all visible moisture from all surfaces in the apartment.

Tenant shall periodically inspect all sinks, bathtubs, toilets, shower enclosures, refrigerators, dishwashers, water heaters, washing machines, dryers, humidifiers, dehumidifiers and air conditioners and the connections, discharge lines and the areas surrounding each, to ascertain whether there are any water leaks or signs of water leaks. Should Tenants neglect to notify BPM of any water leaks, the Tenants could be financially liable for any damages. Tenant should also notify BPM of any missing grout or caulk in tiled areas.

Tenant shall reasonably prevent and shall immediately clean and dry all plant watering overflows, beverage spills, cooking spills, pet urination, and overflows from fixtures and appliances.

Tenant shall ensure that all shower doors and curtains are utilized to prevent water from escaping a tub or shower enclosure.

Tenant shall keep all windows and doors closed during adverse weather and when the apartment is unattended.

Tenant shall place and store Tenant's personal property to prevent it from becoming wet or damaged in the event of water leakage, backup or flooding.

Boulder Property Management Obligations Regarding Mold:

Upon written notification by Tenant, BPM shall within a reasonable time, repair water leaks in the apartment, provided such leaks are not caused by the misuse or neglect of Tenant, or any Occupants, guest or invitees of Tenant, or by any violation of the Lease or this Mold Addendum by Tenant, or any Occupants, guest or invitees of Tenant.

Upon written notification by Tenant, BPM shall within a reasonable time, clean or apply biocides to visible mold on porous surfaces such as sheetrock walls and ceilings, provided such visible mold has not been caused by the misuse or neglect of Tenant, or any Occupants, guest or invitees of Tenant or by any violation of the Lease or this Mold Addendum by Tenant, or any Occupants, guest or invitees of Tenant.

If there is a reason for concern regarding a mold issue BPM will perform a mold test. In the event a tenant requests a mold test outside of extenuating circumstances, the cost of the test will be charged to the tenant. If a mold test is found positive the cost of the test will be paid by the owner.

Remedies:

BPM does not warrant or represent that the apartment shall be free from mold.

A breach of this Mold Addendum by Tenant shall be a material violation of the Lease allowing BPM to recover possession of the apartment, following a Demand for Possession or Compliance in accordance with state law, and all other rights and remedies contained in the Lease.

In the event of a breach of this Mold Addendum by BPM, Tenants sole and exclusive remedy shall be to immediately vacate the apartment and Tenant's obligations to continue to pay rent shall terminate on the date Tenant delivers possession of the apartment to BPM. BPM shall in no event be liable for consequential damages such as damages to Tenants personal property, or claims of adverse health conditions associated with exposure to mold.

Warranties, Indemnifications and Releases:

Tenant hereby indemnifies and shall hold BPM harmless from any and all claims or causes of action, arising (in whole or in part) from Tenant's breach of the obligations contained in this Mold Addendum.

Tenant hereby releases BPM from any and all claims of Tenant or Occupant for the presence of mold in the apartment, other than claims based on breach of this Mold Addendum by BPM and further releases BPM from any and all claims of consequential damages such as damages to Tenants personal property, or claims of adverse health conditions associated with exposure to mold.

Tenant Date Tenant Date

Tenant Date Tenant Date

Boulder Property Management

THIS DOCUMENT MUST
BE SIGNED BEFORE THE

Boulder Property Management Corp.
1100 28th Street/Suite # 100

THIS DOCUMENT MUST
BE SIGNED BEFORE THE

Lead-Based Paint Disclosure (Rentals)

Attachment to Residential Lease or Rental Agreement for the Property Know as:

<u>1125 Grandview Ave.</u>	<u>Unit #01</u>	<u>Boulder</u>	<u>Colorado</u>	<u>80302</u>
Street Address		City	State	Zip

WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY

Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs, and penalty up to \$10,000.00 for each violation.

Disclosure for Target Housing Rentals and Leases

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

Landlord’s Disclosure to Tenant and Real Estate Licensee(s)

(a) Landlord acknowledges that Landlord has been informed of Landlord’s obligations. Landlord is aware that Landlord must retain a copy of this disclosure for not less than three years from the commencement of the leasing period.

(b) Presence of lead-based paint and/or lead-based paint hazards (check one line below):

- Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- Landlord has knowledge of lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(c) Records and reports available to Landlord (check one line below):

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

Tenant’s Acknowledgment

- (d) Tenant has read the Lead Warning Statement above and understands its contents.
- (e) Tenant has received copies of all information, including any records and reports listed by Landlord above.
- (f) Tenant has received the pamphlet “Protect Your Family from Lead in Your Home.”

Real Estate Licensee’s Acknowledgment

Each real estate licensee signing below acknowledges receipt of the above Landlord’s Disclosure, has informed Landlord of Landlord’s obligations and is aware of licensee’s responsibility to ensure compliance.

Certification of Accuracy

I certify that the statements I have made are accurate to the best of my knowledge. The Environmental Protection Agency requires that Boulder Property Management hand out a “Lead in Your Home” brochure to prospective Tenant(s) to read BEFORE signing this Lease Contract. Your signature(s) below confirm you were given the “Lead in Your Home” brochure to read BEFORE signing this Lease Contract.

_____ Tenant	_____ Date	_____ Tenant	_____ Date
_____ Tenant	_____ Date	_____ Tenant	_____ Date

Boulder Property Management Corp.

By: _____ Date: _____ Time: _____ : _____ AM / PM

Boulder Property Management Corp.
1100 28th Street/Suite # 100
Boulder, Colorado 80303
(303) 473-9559

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For the purposes of this document, landlord and tenant includes subtenant.

- Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.
- Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability of the tenant to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.
- Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.
- Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant Referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for specific property described as:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by tenant.

CHECK ONE BOX ONLY:

- Multiple Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.
- One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the landlord's agent and Tenant is a customer. Broker is not the agent or transaction-broker of the tenant.
Broker, as landlord's agent, intends to perform the following list of tasks:
 - Show the premises
 - Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.
- Customer for Broker's Listings - Transaction Brokerage for Other Parti** When Broker is the landlord's agent or landlords transaction-broker, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting tenant in the transaction. Broker is not the agent of the Tenant.
- Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not an agent of the tenant.
If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

TENANT ACKNOWLEDGEMENT:

Tenant(s) acknowledge receipt of this document on _____

BROKER ACKNOWLEDGEMENT:

On _____ Broker provided Tenant(s)

with this document via fax, in person or email and retained a copy for Broker's records.

Brokerage Firm's Name: Boulder Property Management

Broker / Associate Broker