

Welcome to HELIX REALTY

1020 Union Blvd Ste 120
St. Louis, MO 63113
(314)367-7646
(314)367-9693 Fax
helixrealty@gmail.com

This Lease Application will be used for the Property known as _____.

Do not turn this in unless you agree to rent the apartment or home for which you are applying. Make sure you read our lease, available online or from our office. We do not accept applications without a signed binding lease. You must give us Completed application signed by ALL applicants , Application Fee & Security Deposit and a Signed Lease.

You will be bound by this Lease.

All Lease Applications are binding unless you do not qualify based upon our criteria in which case your security deposit will be refunded in full.

Property Address _____ (the "Premises") Mo.Rent \$ _____

Landlord will not process application or hold the "Premises" until Application Fee and Security Deposit are paid and Application and Lease are filled out and signed by all Applicants. Landlord may notify Applicants of acceptance or rejection by phone, email, or US Mail.

In order to rent from **Helix Realty, Inc. or our partner companies**, we require that;

Applicants must be 21 years or older

Must have verifiable **income equal to at least 3 times the rental amount** or more if Tenant has other financial obligations or credit issues reducing Tenants ability to pay rent in Landlord's discretion.

provide recent paycheck stubs from your current job. If self-employed, then a copy of last years tax return (2 years continuous min. employment)

.All rental and mortgage history must be favorable.

We do not accept applicants with criminal histories, current bankruptcies, or any evictions or prior landlord collection

.We will accept a qualified cosigner at Landlord's discretion if income or credit is insufficient.

You must have **1 form of picture ID**, which is to be copied and kept on file. This includes, but is not limited to the following: Driver's License, State Issued ID, Government ID or a Passport. Any applicant who falsifies information on his or her application will not be accepted and will be subject to immediate lease termination.

When turning in your Application/Lease please make out 2 separate checks/money orders, or we accept debit card, credit card (credit cards carry a 3% fee) to: as directed

Application Fee **\$50.00** per person and **\$25.00** for each additional applicant or co-signer along with Security Deposit of \$_____.(one months rent unless otherwise directed)

Tenant shall be responsible to pay the municipality occupancy inspection fee upon move in and any occupancy permit fee if applicable.

PLEASE NOTE: Application fee and Security deposit will be deposited immediately by Landlord and will not be refunded till lease end or Applicants have been rejected.

If you are renting from us and you have not actually viewed the Premises you are still bound by all the terms and conditions herein. We encourage all applicants to view actual Apartment/Home.

Helix Realty does business in accordance with the Federal Fair Housing Law and does not discriminate against any person because of sex, race, color, religion, handicap, familial status, national origin or sexual orientation.

<u>Applicant</u>		<i>Please print clearly</i>
Name	Date of Birth	
Social Security #	Phone #	
	Email:	
Current Address	How long at current address	
	From:	To:
City, State, Zip	Current Rent/Mortgage	
Current Landlord/Mortgagor	Phone #	
	Fax#	
	Email:	
Previous Address	How long at previous address	
	From:	To:
City, State, Zip		
Previous Landlord Phone #		

<u>Employment History</u> (You may omit this section if full-time student, see below)		
Current Employer	Phone #	Position
Address	Monthly Gross	From: To:
City, State, Zip	Monthly Net	
Previous Employer	Phone #	Position
Address	Monthly Gross	From: To:
City, State, Zip	Monthly Net	

<u>Students: Graduate, Fellowships, etc. (please attach copy of school/loan docs)</u>	
College or University	When will you obtain your degree?
How are Tuition/Living Expenses funded?	
<i>If funded by parents or Other: Please have Parent(s)/ Other fill out 'Co-Signer Info' on page A5</i>	

Applicant 2*Please print clearly*

Name	Date of Birth
Social Security #	Phone #
	Email:
Current Address	How long at current address
	From: To:
City, State, Zip	Current Rent/Mortgage
Current Landlord/Mortgagor	Phone #
	Fax#
	Email:
Previous Address	How long at previous address
	From: To:
City, State, Zip	
Previous Landlord Phone #	

Employment History (You may omit this section if full-time student, see below)

Current Employer	Phone #	Position
Address	Monthly Gross	From: To:
City, State, Zip	Monthly Net	
Previous Employer	Phone #	Position
Address	Monthly Gross	From: To:
City, State, Zip	Monthly Net	

Students: Graduate, Fellowships, etc.

College or University	Registrar's Office Phone #
	When will you obtain your degree?
How are Tuition/Living Expenses funded?	
<i>If funded by parents/other: Please have Parent(s) / Other fill out "Co-Signer Info" on page A5</i>	

Co-Signer*******Please print clearly*

Name	Date of Birth
Social Security #	Phone #
	Email:
Current Address	How long at current address
	From: To:
City, State, Zip	Current Rent/Mortgage
Current Landlord/Mortgagor	Phone #
	Fax#
	Email:
Previous Address	How long at previous address
	From: To:
City, State, Zip	
Previous Landlord Phone #	

Employment History (You may omit this section if full-time student, see below)

Current Employer	Phone #	Position
Address	Monthly Gross	From: To:
City, State, Zip	Monthly Net	
Previous Employer	Phone #	Position
Address	Monthly Gross	From: To:
City, State, Zip	Monthly Net	

**** Please see page A1 and include all required documentation.**

Have you ever been late on rent or any other bills? YES _____ NO _____
If yes, please explain:

Is there anything on your credit record unpaid, such as childsupport, bankruptcies, collections, dispute over a particular bill, etc.?

Bank Info *We will need a voided check for our records*

Name of Bank:

Account #

IN CASE OF EMERGENCY

1.	Relationship	Phone#
2.	Relationship	Phone#

PERSON(S) TO OCCUPY the PREMISES (All Adults must be on Lease)

Full legal Name	Age	Relationship	SSN

How did you hear of us?

1. I (we) hereby apply for and offer to lease the Premises described herein for the lease term stated, at the rental and upon the terms and conditions set forth herein and in Landlord's standard Lease. I (we) warrant that all of the representations in this Lease Application are true and correct.
2. I (we) understand that occupancy of the Premises is limited to persons listed above under "persons to occupy the Premises." I (we) understand that if children are occupants of the Premises, it is my responsibility to supply adequate supervision at all time.
3. **I (we) agree that the Landlord may retain my/our security deposit as liquidated damages for its costs and expenses, and not as a penalty, if any of the representations made by me herein are false.**
4. **I (we) further agree that my deposit is non-refundable until the Lease ends or I have been rejected by Landlord as an applicant. Otherwise, the Lease will commence and be in full force and effect upon my signature. I (we) have received the Lease Application, the Lease, and Lead Base Paint form and have signed all. I understand that under no circumstance will my Security Deposit be refunded unless my Application is rejected by Landlord.**
5. As is customary in the business, I (we) understand that routine inquiries may be made with respect to my tenancy. In compliance with the Fair Credit Reporting Act, I (we) understand that an investigative consumer report will be made.

Applicant's Signature _____ Date _____

Applicant's Signature _____ Date _____

Applicant's Signature _____ Date _____

Co-Signer's Signature _____ Date _____

Co-Signer's Signature _____ Date _____

Date: _____

TO: _____ (Previous Landlord)

RESIDENT(s) ADDRESS _____

RESIDENT RENTAL VERIFICATION REQUEST

_____ (Applicant) has applied for apartment rental. In order to process the application we request the following information to be completed by the manager or the acting agent and **faxed back to (314) 367-9693 or scanned & emailed to helixrealty@gmail.com**. Your prompt response is most appreciated.

I authorize the above company to release to HELIX REALTY INC pertinent information regarding my RENTAL HISTORY.

X _____ (Applicant Signature) _____ (Date)

X _____ (Applicant Signature) _____ (Date)

MOVE IN DATE: _____ MOVE OUT DATE: _____
Monthly Rent: _____ Lease Term: _____
Returned Check: _____ Paid Rent on Time: ____yes ____no
Lease Violation: _____
Notice to Vacate: _____
Damages to Apt: ____yes ____no
Would you rent to this person(s) again? ____yes ____no

X _____ MANAGER/ACTING AGENT _____ DATE

Helix Realty, Inc

1020 Union Blvd • Ste 120 • St. Louis, MO 63113
(314) 367-7646

1. LEASE AGREEMENT

1.1 IDENTIFICATION AND AGREEMENT

Tenant(s), hereinafter ("Tenant") Tenant has viewed the Premises, or waived such viewing and accepts it in its present condition. This is a binding agreement. 11 pages plus any riders or addendums.

Tenant agrees this document is the actual Lease between Landlord and Tenant. After signing the Lease and Credit Application, if Tenant fails to take possession of the Premises, Tenant will still be responsible for paying rent and complying with all terms of the Lease for the entire Lease term.

1.2 IDENTIFICATION

PROPERTY ADDRESS:

COMPANY

("LANDLORD")

MONTHLY RENT: \$ SECURITY DEPOSIT: \$

PET FEE: \$

OCCUPANCY INSPECTION FEE: \$

1.3 IDENTIFICATION OF LANDLORD AND TENANT

This Agreement is entered into on _____, between

("Tenant") and Landlord. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Lease.

Tenant & Cosigners (if any) shall inform Landlord of any change in phone number, Email, or employment immediately, by US Mail.

1.4 IDENTIFICATION OF THE PREMISES

Subject to the terms and conditions in this Lease, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the Premises located at

("the Premises"), together with the appliances provided by

Landlord.

1.5 FURNISHED PREMISES

If Tenant has rented a furnished Premises all furnishings shall be returned to Landlord at the end of the Lease in the same condition as when turned over to the Tenant, ordinary wear and tear expected. A list of items will be attached herein and incorporated herein as Exhibit F if applicable.

1.6 HOUSES

If Tenant is renting a single family house, notwithstanding anything contained herein, Tenant shall be responsible for all exterior snow removal, ice removal and lawn and garden maintenance. Tenant shall also be responsible for pest control, any drain stoppage, gutter cleaning, and any other maintenance or repair items caused by Tenant's use of or failure to maintain the Property and premises.

X _____
Initial Here

1.7 TERM OF TENANCY

The term of the Lease will begin on _____ no more than 20 calendar days from date of application unless otherwise written ending on the last day of the 12th month. If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent and all obligations hereunder, for the remainder of the term which will immediately accelerate and become fully due and payable upon default by Tenant. All Tenants hereunder must fill out and return a Lease Renewal Form for renewal or termination no later than 60 days prior to the end of the Lease term or they will automatically become a Month to Month tenant and will be liable for rent at a higher rate set by Landlord. However, Landlord reserves the right to refuse to renew or extend a current lease at Landlord's sole discretion, in which case Tenant shall become a Holdover Tenant and will be liable for all fees incurred by Landlord, including Attorney Fees, Collection Fees and any cost incurred. Tenants who are month to month tenants must give written notice prior to the 1st of the month Tenant plans on vacating the Premises and will pay rent and be responsible for all obligation under the Lease until the end of the month no matter when they vacate.

1.8 POSSESSION OF THE PREMISES

a. Tenant's failure to take possession.

If, after signing this Lease, Tenant fails to take possession of the Premises, Tenant will still be responsible for paying rent and complying with all other terms of this Lease.

b. Possession. Landlord shall not be liable for damages for the failure to deliver possession of the Premises at specified time. However, Landlord will not charge any rental until possession is delivered.

1.9 EXTENDED ABSENCES BY TENANT

Tenant will notify Landlord in advance if Tenant will be away from the Premises for 10 or more consecutive days. During such absence, Landlord may enter the Premises at times reasonably necessary to maintain the property and inspect for needed repairs but shall have no duty to do so.

1.10 ABANDONMENT

Two weeks physical absence without notice to Landlord of such absence by Tenant with or without rent being paid, and, in either case with reasonable belief that Tenant has vacated the Premises with no intent again to reside therein shall conclusively be deemed to be abandonment of the Premises by the Tenant. Tenants' personal property will not be deemed to infer that Tenant has not abandoned the Premises. In such event and in addition to Landlord's remedies set forth in this Lease, Landlord may enter into the Premises to perform necessary decorating and repairs and to re-let the Premises in accordance with the terms and conditions of this Lease, and may consider any personal property left in or about the Premises to be abandoned and may dispose of the same in any manner allowed by law.

1.11 LIMITS ON USE AND OCCUPANCY

The Premises are to be used only as a private residence for Tenant(s) listed in Clause 1.2 of this Agreement, and the listed minor children; if any.

NO MORE THAN ____ OCCUPANTS ALLOWED.

TENANT shall not, under any circumstances, use the Premises for childcare, babysitting services of any kind. Occupancy by guests for more than 14 Days in a 1 year period is prohibited without Landlord's written consent, and will be considered a breach of this Lease.

1.12 ASSIGNMENT AND SUBLETTING

Tenant will not assign this Lease or sublet any part of the Premises or grant any concession or license to use the Premises without the prior written consent of Landlord which may include administrative fees. Tenant shall not permit any guest to stay in the Premises for more than 2 weeks in any one year period. Tenant will never permit more than 2 guests at one time or 1 guest if Tenant rents a studio apartment.

1.13 PAYMENT OF RENT

Tenant will pay to Landlord monthly rent payable in advance on the first day of each month.

Delivery of payment.

Helix Realty 1020 Union Blvd Ste 120 St Louis Mo 63113 or such other address as specified by Landlord

Landlord will accept payment in these forms:

- * Cashier's check made payable to: Landlord
- * Money order
- * Credit Card in person or online at www.helixrty.com, a 3% fee will apply
- * Debit Card (in person only)
- * Check
- * Tenant Portal

Landlord will not extend rental due date due to failure of Portal, Mail service or bank error so please confirm delivery.

1.14 LATE CHARGES/ACCELERATION

If Tenant fails to pay the rent and other charges due to Landlord in full before the end of the 1st day after it's due, Tenant will pay Landlord a late charge of \$25.00 and an additional \$2.00 a day thereafter until all charges are paid in full. Landlord does not waive the right to insist on payment of the rent in full on the date it is due or declare default for late rent. After 30 days all charges due shall bear interest at 18% per annum or the highest interest permitted by law, if less than 18% per annum and all rent due hereunder for the entire term of the Lease shall become immediately due and payable. The \$2.00 per day fee shall also apply as allowed by law.

1.15 RETURNED CHECK, OTHER BANK AND ACH TRANSACTION CHARGES

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Lease is returned for lack of sufficient funds, a "stop payment" or any other reason, Tenant will pay Landlord a returned check charge of \$35.00 or more if actual bank charges exceed \$35.00 and all subsequent rent checks shall be in the form of a cashiers check, money order or cash, and uncollected checks will be deemed nonpayment and late fees and interest applied.

1.16 PAYMENT OF COURT COSTS, COLLECTIONS AND ATTORNEY FEES IN A LAWSUIT

In any action or legal proceeding to enforce any part of this Lease, Landlord shall recover all attorney fees, court costs, including collection expenses and fees charged by collection agents or attorneys and fees for locating Tenant, and any other costs associated with Tenants breach.

1.17 SECURITY DEPOSIT

Before or upon signing this Lease, Tenant has paid to Landlord a security deposit. Tenant may not apply this security deposit to the last month's rent or to any other sum due under this Lease. Within 30 days after Tenant has vacated the Premises, returned keys, remotes (if applicable) and provided Landlord with a forwarding address in writing, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount, if any, of the security deposit retained by the Landlord, along with a check for any deposit balance without interest. If Tenant does not supply a forwarding address, Landlord shall mail check to Tenants' address hereunder for forwarding by the USPS and will not be liable for receipt thereof by Tenant. If Tenant does not receive security deposit because wrong address or no address was given and Landlord needs to reissue security deposit check a fee of \$35.00 will be charged against security deposit to replace lost check.

A Move Out check list and cleaning/repair fees or Failure to turn in Move in Inspection sheet provided by Landlord will result in Tenant being charged for any and all damages to the Premises.

1.18 UTILITIES

Tenant will contact all utilities to put accounts in Tenants name and will pay gas, electric, telephone, cable, and all other utilities (including any deposits required by the utility companies), at the commencement of the Lease term and shall reimburse Landlord for any utilities paid by Landlord during the Lease Term.

as may be indicated on an attached Rider the Rider will govern.

Tenant shall not discontinue gas or electric until the last day of this Lease. Any damage caused by Tenants' failure to maintain gas or electric shall be borne by Tenant. Landlord will not be responsible for providing access to Tenants' apartment or any common areas for reconnection of utility service. Tenant must be present. Landlord will not be responsible for the discontinuance or damage to Tenants' personal property if any utility fails. Landlord does not guarantee that it will offer cable television or any other utility service at no charge for the duration of the Lease if currently offered at the Premises and cable television is not part of Tenants' rent payment. Absolutely NO washing machines,

dishwashers or dryers are permitted in units unless provided by or approved in writing by Landlord. If Landlord discovers the above, Tenant shall immediately pay to Landlord and Additional \$75.00 per month for the entire Lease term.

1.19 PETS

We accept pets under the following conditions: prior written approval by landlord & no more than 2 pets without Landlord's written consent. A \$175.00 non-refundable pet fee will be charged. Tenant will be liable for any damage, staining, and odor problems resulting therefrom. Any and all No charge for dogs/or any animal used by blind or disabled persons as qualified assistant animals. A \$25.00 fee will be charged for any pet waste left on the grounds around the Premises by Tenant for the 1st offense. Thereafter, the fee will increase. Repeated failure to clean up after your pet or allow your pet to disturb others will be cause for eviction. All pets must be on a leash at all times outside of Tenant's Premises. All pets shall be licensed, vaccinated as provided by law and spayed or neutered unless specifically waived by Landlord in writing.

1.20 PARKING/TOWING

Landlord shall have no liability for any damage whether caused by trees, flying debris, automatic gates, doors, weather, theft or any act upon Tenant's automobile or personal property. Tenant parks on the Premises at his/her own risk. Upon request Tenant will receive 1 parking sticker that must be turned in at move out. Cars not displaying parking stickers or other approved identification by Landlord will be towed immediately without notice. Landlord reserves the right to regulate and prohibit the parking of any type of vehicles on the Property. Unauthorized vehicles may be towed at any time at the expense of the Tenant or vehicle owner. Landlord and Tenant agree that any parked vehicle shall at all times display current tags and license plates, be in operable condition (operable condition shall mean the vehicle must have air in the tires, have all major components intact, including windows and windshields and be reasonably clean and body will have no unsightly damage), otherwise, such vehicles may be towed by Landlord at Tenant's or vehicle owners expense by any reputable garage of Landlord's choice. Landlord and Tenant agree that any damage done to the vehicle as a result of towing, any towing charges, and any storage charges incurred as a result of the towing of any vehicle from the Premises, and or property, shall be borne solely by the Tenant or owner of the vehicle and Tenant waives any causes of action against Landlord or Landlord's Agents for towing, damage, missing articles or any other associated loss. Tenant acknowledges that Landlord does not receive any fees from towing and cannot reimburse Tenant or guests.

X _____

Initial Here

1.21 VEHICLES

Tenant shall provide Landlord/Manager with the license plate number, make and model number of any car parked by the Tenant on the building parking area (if any). Tenant must obtain and display prominently a parking sticker or tag from Landlord. Any vehicle without a visible parking sticker or tag from Landlord will be towed by a towing company at Tenant's or vehicle owners' expense. Guest vehicles are prohibited unless expressly permitted by Landlord and displaying a visitor parking tag where available. Tenant shall only be permitted to park one (1) car in such parking area unless more than 1 vehicle is expressly permitted by Landlord (if any) unless and shall not be allowed to park any vehicle not currently insured, registered and licensed per Premises.

1.22 TENANTS INSURANCE REQUIRED

Tenant shall keep and maintain renters and auto insurance at all times and supply a copy of insurance to Landlord if requested. Tenant will not require Landlord to pay for any damage caused to Tenant's property for any reason and shall carry insurance for that purpose, even if Landlord is at fault. Landlord shall not be liable for personal injury or theft, vandalism, fire, water, rain, storms, explosions, sonic booms, leaks, power interruptions, or other causes of injury or property damage whatsoever. Landlord shall not be liable to Tenant or Tenant's family, agents, invitees, licensees, employees or servants, for any damages or losses to person or property caused by other residents of the Premises or other persons upon the Premises. Tenant agrees to indemnify and hold Landlord and property owner harmless from and against any and all claims for damages to property or person arising from Tenant's use of the Premises, or from any activity, work or thing done, permitted or suffered by Tenant in or about the Premises or other property of Landlord.

X _____

Initial Here

1.23 MAINTENANCE RESPONSIBILITIES/PEST CONTROL/MOVE OUT CONDITION

Tenant will: (1) keep the Premises clean, sanitary and in good condition and, upon termination of the tenancy, return the Premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately

notify Landlord of any defects or dangerous conditions in and about the Premises unusual conditions, breaks, leaks; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the Premises damaged by Tenant or Tenant's guests or invitees through misuse, neglect, or failure to notify Landlord in a prompt manner. If Tenant's plumbing is damaged by any items flushed in drains or otherwise caught in plumbing, Tenant shall pay to Landlord a minimum of \$30 for a service call; or more if further repair is required.

Landlord will spray or otherwise exterminate the Premises if notified that an infestation has occurred however, Landlord shall not be liable for bed bugs as we do not furnish apartments with linens or upholstery. If Tenant has a bedbug infestation, Tenant MUST remediate the problem immediately. Additionally, any Tenant who causes an infestation due to unsanitary conditions shall be responsible for remediation of other bugs or rodents. Upon being notified by Tenant that there is a major problem or building has defect which is hazardous to life, health or safety, which is the Landlord's responsibility to correct or provide, the Landlord will begin repairs as soon as possible in 72 hours. Tenant will notify Landlord at 314-367-7646 or if it is an emergency, at the emergency number provided when calling the 314-367-7646 number, and should leave their name, a phone number where Tenant can be reached, address, apartment # and a detailed description of the problem. Landlord shall have a reasonable time to repair or correct problem which shall not terminate lease. If Tenant must vacate Premises, Tenant will be offered reasonable alternative housing and Landlord shall have 60 days to repair or restore the Premises. Tenant will be responsible for returning the Premises in a clean and sanitary condition except for reasonable wear and tear and items on Tenants Move In checklist that was not repaired by Landlord. Cleaning and repair fees will be a minimum of \$30 per man hour plus materials or replacement costs.

IF LANDLORD/TENANT CHECKLIST IS NOT TURNED IN 2 TO 3 WEEKS AFTER MOVE IN, UPON MOVE OUT TENANT WILL BE CHARGED FOR ALL DAMAGES OR REPAIRS. Premises are occupied as is by Tenant unless such items are noted on Move in Checklist.

1.24 MOLD/MILDEW, WATER WASTE AND OTHER POTENTIALLY HAZARDOUS MATERIALS

The Landlord and Tenant have inspected the Premises prior to the commencement of the Lease and identified no damp or wet building materials and know of no mold, mildew or other fungal growth ("Fungal Growth") in the Premises. However, mold and mildew spores are present throughout the natural environment and cannot be entirely eliminated from the Premises. In order to reduce the probability of mold, mildew, or other fungal growth you, the Tenant, agree to take reasonable precautions to eliminate excess moisture from the Premises. Many sources of excess moisture can lead to high indoor humidity and cause mold, mildew or other fungal growth. Most sources of moisture can be controlled by simple procedures under the control of the Tenant. Our mutual goals should be to reduce excess moisture within the Premises wherever possible. Moisture occurs from the process of breathing, presence of live plants and fish tanks, cooking, using rice cookers, bathing, laundry and other moisture producing activities. Complying with the following practices can help eliminate and/or control excess moisture. Landlord will not be liable for the existence or the growth of Fungal Growth in the premises or on any personal property. Tenant could be liable for damage related to the Fungal Growth if by negligence or carelessness of Tenant or Tenants failure to report the condition to Landlord. Tenant will take all steps to prevent and cure any Fungal Growth on the Premises.

- Clean bathroom, kitchen surfaces and walls with products that reduce or inhibit growth of mold, mildew or other fungi.
 - Clean and dry any visible moisture on windows, walls and other surfaces, including personal property, as soon as the condition occurs.
 - Use bathroom fans (if available) or open window while bathing or showering, kitchen fans while cooking, and utility area fans whenever water is being used. Continue use of fans; keep bathroom door open and/or window open. Bathroom mold that occurs will be the responsibility of Tenant.
 - Report to Landlord when any exhaust fan does not operate properly or window will not open.
 - Agree to use reasonable care to close all windows and other openings to the Premises to prevent rain and outdoor water from penetrating the Premises
 - Open multiple windows (weather permitting) at least twice a week for 1 hour to allow cross ventilation of the Premises
 - Keep fish tanks covered, if allowed under the Lease Agreement and or Pet Addendum
 - Maintain connections and operation of the applicable heating source and to maintain temperatures within the range of 50-75 degrees.
- NO non vented kerosene or other flame producing space heaters may be used indoors at any time.
- Allow a minimum of six (6) inches of space between furniture and walls for proper ventilation.

- NOTIFY Landlord immediately of any circumstances involving excess moisture or water leakage such as plumbing leaks or drips, sweating pipes or toilet tanks, as well as overflows in the bathrooms, kitchen or laundry facilities (if applicable), especially in cases where overflow may have permeated the walls, floors, carpeting or other floor coverings or cabinets. Excess water shall be immediately removed to prevent further damage.
- NOTIFY Landlord promptly when a toilet does not fully shut off toilet supply water after the tank fills.
- NOTIFY Landlord of any mold growth surfaces inside the Premises that cannot be removed or controlled by the Tenant.

1.25 SMOKING

Smoking is prohibited in ALL areas of the Premises unless specifically permitted by Landlord. Any odor and/or stains will all be the responsibility of Tenant and there WILL be a charge against any Security Deposit, or even in excess of Security Deposit for odor removal and painting if Tenant has smoked or allowed anybody to smoke on the Premises. If smoking is permitted, Tenant will purchase an air purifier and use precaution to keep smoke in the Premises so it does not encroach in common areas or other apartments. If smoke is encroaching, Tenant shall immediately stop smoking in the Premises upon notice from Landlord.

1.26 REPAIRS AND ALTERATIONS BY TENANT

a. Except as provided by law, as authorized herein or by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the Premises.

b. Tenant will not, without Landlord's prior written consent, alter, re-key or install any locks to the Premises or install or alter any burglar alarm system. Any alarm system requiring a code will be supplied to Landlord immediately, in writing. Access to the Premises must always be provided for Landlord or Tenant will be billed for any necessary charges.

1.27 VIOLATING LAWS AND CAUSING DISTURBANCES

All Tenants are entitled to quiet enjoyment of the Premises. Tenant and guests or invitees will not use the Premises or adjacent areas in such away as to: (1) violate any law or ordinance, including laws prohibiting the use, possession or sale of illegal drugs; (2) commit waste (property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident; (4) conduct business or any commercial enterprise upon the Premises (excluding business performed on-line only or on the telephone only), play loud music, television or conduct large or loud gatherings on the Premises or common area.

1.28 NO DUTY TO PROVIDE SECURITY OR TO CLEAR STEPS WALKWAYS OR PARKING AREAS

Landlord and Tenant hereby agree that Landlord does not assume and has no duty to provide security in and about the Premises, the building, common and recreation areas and parking areas for the protection of Tenant, Tenants family, agents, visitors, invitees or licensees, from foreseeable or unforeseeable criminal acts or criminal activity of any kind or nature whatsoever. Any provision of security services or snow or ice removal by Landlord shall not be construed as an assumption by Landlord of any duty to provide security, and such

services, if at any time provided, may be discontinued at any time by Landlord at Landlord's election, without liability to tenant or any third party.

Tenant hereby agrees to indemnify and hold the Landlord and property owner harmless of and from any and all claims, demands, expenses, costs (including attorneys fees before trial, at trial and all appellate levels), damages and liabilities whatsoever for any physical or psychological injury, death or property damage to Tenant, Tenants family, agents, visitors, invitees or licensees. As a result of, directly or indirectly, any foreseen or unforeseen criminal act or activity. Tenant and visitors of Tenant should use extreme care when walking or driving on Landlord's property. Landlord will not be responsible for ice, snow, debris, or other hazardous conditions.

1.29 LANDLORDS RIGHT TO ACCESS/NOTICE TO TENANT/SHOWINGS

Landlord or Landlord's agents may enter the Premises in the event of an emergency or a reasonably perceived emergency, to make repairs or improvements or to show the Premises to prospective buyers or tenants. Landlord may also enter the Premises to conduct a periodic inspection to check for safety or maintenance problems, and/or Tenant(s) abandonment of the Premises. Landlord shall notify Tenant by email, phone, US mail, as provided by and kept current by Tenant if Landlord must enter the Premises for any non-emergency reason. Tenant's failure to update Landlord shall not deem notice insufficient. Sixty (60) days prior to the end of Tenants Lease, Landlord shall be permitted to show the Premises to potential tenants with 24 hours prior notice to Tenant by email, text or phone. Tenant agrees to cooperate with Landlord and to keep Premises in a clean and orderly condition.

1.30 FACILITIES

All Tenants and guests shall abide by rules and signage regarding the facilities provided for at the Premises at certain locations. No children under 18 may use club rooms, pool, spa or gym, or enter gym or gate to pool area unless supervised by an adult over the age of 25 with the ability to swim well. Only 2 children may swim per 1 adult supervisor.

All Facilities on Landlords property will be used at the users own risk. Landlord will not supervise nor will Landlord have a duty to provide supervision.

Tenants may have no more than 2 guests at one time at the Facilities without the express written approval of Landlord. There is no smoking or alcohol permitted in the Facilities. All Facilities shall be left in the same condition found upon Tenants entry. Any unsafe or unsanitary condition shall be immediately reported to Landlord. Tenant's misuse of the Facilities will result in revocation of Tenants privileges to use such Facility.

1.31 TENANT RULES AND REGULATIONS

Any breach of the following rules as may be amended by Landlord from time to time, by Tenant, or any member of Tenant's family, agents, visitors, invitees or licensees, shall be considered a default under this Lease entitling Landlord to exercise the remedies provided herein including termination of Tenant Lease. These rules and regulations have been adopted to secure you comfort and safety, while maintaining a quality living environment. Additionally, guests shall not be permitted to occupy the Premises unless Tenant is present.

A. COURTESY

Profane, obscene, loud or boisterous language, or unseemly behavior and conduct are absolutely prohibited. The Tenant obligates himself and others on the premises, not to do or permit to be done, anything that will annoy, harass, embarrass, discommode, or inconvenience any of the other tenants, neighbors or occupants in adjoining premises.

B. ILLEGAL ACTIVITY

Illegal activities on the Premises or the appearance of such activities will not be tolerated. In the reasonable opinion of the Landlord, any activity of a suspicious nature on the part of the Tenant, or any of the employees, guests or family members of the Tenant in the Premises, or any areas adjoining the premises, shall be cause for immediate termination of the Lease. This shall include any arrests of the Tenant, or guests of the Tenant or suspicion of any illegal activity, regardless of whether a conviction results. Reports to the Landlord of suspicion of illegal activity by the Tenant, or any guest of the Tenant, will be reported to the police. Tenants suspecting or witness to any illegal activities of others on the Premises should report same to the Police.

C. DRUG FREE HOUSING/VIOLENCE

At no time will drug-related criminal activity, meaning the use, manufacture, sale or distribution of a controlled substance, be tolerated on or near the Premises by Tenant or any member of the household, anyone under the control of the Tenant, guest or any other person. Further, any activity such as acts of violence or threats of violence, including but not limited to, the discharge of firearms, on or near Premises will not be tolerated. Violation of any or all of these provisions shall be a default of the Lease.

D. LOITERING AND USE OF PUBLIC AREAS

No person shall congregate, lounge, play, sit, obstruct or unnecessarily tarry upon, within or about any of the entrances, halls passageway, stairs or porches. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the demised premises. NO baby carriages, vehicles, bicycles or portable barbecues shall be allowed to stand in the halls, passageways, porches, or courts of the building. Children shall not play in the public halls or stairways or be permitted in common areas unsupervised for any reason.

E. NOISE

Tenant shall not make or permit any disturbing noises in the Premises, or building, or permit anything by such persons that will interfere with the rights, comforts or convenience of other residents. Tenants' shall not play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated audio-visual equipment in the demised Premises, or on the exterior of said Premises, if the same shall disturb or annoy other occupants of the building. You as a Tenant have the right to inform Landlord of such incidences and the right to call police if such said disturbance is continuing through the wee hours of the morning.

F. MOVING AND/OR DAILY MOVEMENT

All goods, provisions, merchandise, furniture, trunks, boxes, bicycles and baby carts shall be brought into and taken from the Premises through the back entrance only, or other entrance directed by Landlord, and none of the same shall be permitted to remain in the general halls, common areas, entrances or porches. Any damage to common areas will be the responsibility of Tenant. Elevators shall not be held on any floor but shall be loaded when first called.

G. SIGNS No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by Tenant or Tenant's family / guests on any part of the outside or inside of the demised Premises or the building without prior written consent of the Landlord.

H. EXTERIOR

Nothing shall be placed or kept on the outer sill or be visible from the outside on any window, or building walls and nothing shall be thrown out of any window, door or from any porch into any attached court, yard, sidewalk or alley. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the demised Premises, without prior written consent of the Landlord. No garbage cans, supplies, milk bottles, or other articles

shall not be placed in the halls, or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the windowsills. No linens, clothing, curtains, rugs or mops shall be shaken or hung from any of the windows or doors. All balconies and porches shall be kept in an attractive manner and not used for storage of any kind.

I. ANIMALS

Birds, dogs, cats, reptiles or other animals will not be permitted in, upon or about the Premises without the express prior written consent of the Landlord. Consent, if given, shall be revocable by the Landlord at any time. All dogs shall be taken outside a reasonable number of times per day to prevent "accidents" on the Premises. All pets must be on a leash at all times outside of Tenants Premises.

J. PET CLEANING AND PET DEPOSIT

Landlord reserves the right to require a \$175.00 non-refundable pet fee. Tenant agrees to pay for any damage or destruction caused by the pet to the Premises inside or outside, furnishings. Tenant agrees to return apartment and yard without damages and in original condition. Tenant shall promptly remove any pet droppings deposited on or about the Premises and all related areas and grounds. If at any time Landlord has to clean up pet droppings tenant will be charged a beginning fee of - \$25.00 and escalating after 1st occurrence. Waste left on the Premises by Tenant for the 1st offense. Thereafter, the fee will increase. Repeated failure to clean up after your pet or allow your pet to disturb others may be cause for eviction. Landlord reserves the right to periodically inspect Tenant's Premises and if any damage has occurred, Tenant agrees to immediately vacate Premises and the lease shall be terminated.

K. HEATING/COOLING

Only persons employed by the Landlord or his agents shall repair or modify anything to do with any heating or cooling on the Premises except as stated below. The Tenant shall not install or use any electrical or other type of space heater without the express prior written consent of the Landlord. The Tenant shall not use cooking appliances to heat the premises.

L. FILTERS, HEATING AND COOLING MAINTENANCE

Tenant shall replace or clean the filter on the furnace & a/c units. Prior to requesting a maintenance call, Tenant shall make sure that all breakers are on and Thermostat is correctly set. Landlord may charge Tenant for service call if either of the above are the cause for the malfunction. Landlord reserves the right of access during normal business hours to conduct routine, preventative maintenance on heating and cooling equipment.

M. KEYS

The Tenant shall not change, reproduce or add any keys and/or locks without the express written permission of the Landlord. The Tenant shall provide the Landlord with copies of every key for Tenant's Premises

N. FEES FOR LOST/LOCKED OUT KEYS

If the Tenant shall lose or lock keys inside the Premises between the hours of 9am & 5pm, Monday thru Friday, you may come to the office to get keys to let yourself back into the unit. If Management has to come and let you in because you have no way of getting to the office, there will be a \$25.00 charge. Should you lock yourself out after hours and require assistance, you must use a professional lock smith for entry at Tenants own cost and expense. Tenants will be charged for any keys lost, damaged, or need replaced.

O. Water Beds, Fish Tanks, and Other Large Liquid Containers

Water beds or fish tanks or other liquid containers over 10 gallons in capacity shall not be allowed on the premises without the express prior written consent of the Landlord. If consent is provided, Tenant shall be fully responsible for any water damage that may occur to the Premises and must have insurance for such.

P. GARBAGE No garbage or other refuse shall be stored or allowed to accumulate No garbage shall be thrown out of windows, doors or from any other part of the Premises and/or property. All garbage and refuse shall be disposed of in a timely manner in places and dumpsters provided by the Landlord. No large items such as furniture or mattress may be disposed of on the Premises or surrounding property or dumpsters. Anything of that nature left behind will be hauled by Landlord and charged to Tenant.

Q. REPAIRS

Tenant agrees to notify Landlord immediately of any item, which will require work of any type within the Premises or in the building. Landlord shall not be responsible for any broken windows or screens (if any). Upon being notified by Tenant that there is a major problem or building defect which is hazardous to life, health or safety, which is the Landlord's responsibility to correct or provide, the management will begin repairs as soon as possible or within 72 hours. TENANT IS TO NOTIFY LANDLORD AT # 314-367-7646, or if it is an emergency, at the emergency number provided when calling the 314-367-7646 number AND WILL LEAVE NAME, A PHONE # WHERE TENANT CAN BE REACHED, BLDG ADDRESS, APARTMENT # AND DETAILED DESCRIPTION OF WHAT REPAIR IS NEEDED. If Tenant

is not satisfied with repairs or repairs have not commenced, Tenant must notify in writing of such defect and Landlord will correct or notify Tenant of other intent.

R. Storage (If Provided)

Storage in storage areas shall be solely at Tenant's risk. If no storage is specifically designated by Landlord, Tenant shall not leave any

S. OCCUPANCY (IF APPLICABLE)

The Tenant shall be obligated to comply with any governmental authority to apply for an occupancy permit and pay all costs for such permit if required. If Tenant fails to apply for an occupancy permit, Tenant shall pay all court costs and attorney fees for failure to secure the occupancy permit levied upon both Tenant and Landlord.

T. CLEANING AND DAMAGE DEPOSIT

A \$30.00 per hour cleaning charge will be used if the Premises are not returned clean, including appliances and carpet. Other repair, professional cleaning, painting or damage charges may be charged to Tenant as well. Any windows cracked or broken will be charged to tenant.

U ANTENNAS/SATELLITE DISHES

NO antenna's, dish's, may be placed or attached on the roof or exterior walls of the building or anywhere on the Property without prior written consent of the Landlord. Landlord may remove any such item if not so agreed and Tenant will be responsible to pay for removal and or repairs.

V PLUMBING

The water closets, washbasins, sink; disposal and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweeping, rubbish, rags or other substances shall be thrown therein. Any damages from the misuse of fixtures in the Premises shall be borne by the Tenant. The Tenant shall keep sink and lavatory drains and commode lines in good operating condition. All drain clogs shall be the responsibility of the Tenant after the first two weeks of the Lease commencement. Tenant will be charged if Landlord finds any obstruction in Tenant drains or toilets.

W COMBUSTIBLE AND PROHIBITED SUBSTANCES, WEAPONS-FIREARMS

Neither the Tenant nor any of the Tenant's agents, employees, licensees or visitors shall at any time bring into or keep upon the demised premises any flammable, toxic, illegal, combustible or explosive fluid, material, chemical or substance. All weapons are prohibited unless Tenant is employed by a governmental law enforcement agency and is required to carry such weapon or firearm. All weapons shall be kept in a secure, locked compartment.

X. LIGHTBULBS/SMOKE DETECTORS/FUSES, CIRCUIT BREAKERS

Before occupancy of the premises, all light bulbs will be installed and in good working order. Thereafter, Tenants are required to provide and change all bulbs within their Premises or controlled from their premises, no matter where located, at their own expense. Tenant shall replace batteries in smoke detectors as needed and shall test alarms periodically. Fuses and or Circuit Breakers will be installed in good working order. Thereafter Tenants are required to provide and change all fuses. If you have circuit breakers please check the breaker before calling us. Landlord, its agents and employees, shall not be liable for any loss, damage, injuries or other casualty of whatsoever kind or by whomsoever caused, to person or property of or off the property, arising out of or resulting from the Tenants use, possession or operation thereof, or from the installation, existence, use, maintenance, condition, repair, alteration or removal of any fire detection equipment, whether due in whole or in part to the negligent acts or omissions of the Landlord, its agents or employees; and that the Tenant for himself or herself, his/hers heirs, executors, administrators, successors and assigns, hereby agrees to indemnify and hold Landlord, his/hers agents and employees, harmless from and against all claims for such loss, damage, injury or other casualty. Tenants and guests shall observe all rules and regulations, which may be hereafter set forth by any governmental authority or Landlord with regard to the use of the Premises leased here. Violation of these rules and regulations, or any part of them will be just cause for violation.

1.32 VALIDITY OF EACH PART

If any portion of this Lease is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Lease.

1.33 ENTIRE LEASE

a. This document constitutes the entire Lease between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Lease must be in writing signed by Landlord and Tenant.

b. The Tenant (s) and co-signer (s) (if applicable) have read and understand this Lease and have received a copy hereof.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. SPECIAL AGREEMENTS

2.1 AS WRITTEN BELOW

SPECIAL AGREEMENT:

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3. Sign and Accept

3.1 RIDERS (CHECK IF APPLICABLE)

RIDERS – if applicable

UTILITY _____

FURNITURE _____

OTHERS _____

If CHECKED see attached Rider.

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed

Move Out - Attachment to Lease (Fee/Cleaning Price List)

These Cleaning Fee's will be used if and as needed. We will charge actual cost but could be up to the amounts listed.

Kitchen Cleaning- Up to

- Stove \$150.00
- Refrigerator \$150.00
- Cabinets \$50.00 ea
- Walls \$50.00 (per wall)
- Floors \$50.00

Closets Clean/Paint - Up to

- Closets \$50.00 (per closet)

Bathroom Cleaning- Up to

- Bathtub, Toilet, Vanity, Sink \$200.00 (entire room)

Carpet Cleaning

- All Carpeting \$150.00 (per room)
- Carpet Stains \$50.00 (per stain)

Trash

- Any BULK items, furniture Cost of Hauling charged by Waste Co. plus \$30.00 hr for our labor to take out.
- Any trash \$30.00 hr.

Painting

- Painting Cost of time/material/3rd party billing

Light Fixtures, Smoke Detectors, Light bulbs

Cost to Clean or replace as needed

Pest Control

Due to unsanitary conditions/waste/bedbugs
Cost of labor/materials and/or 3rd party billing

Helix Realty 5340 Delmar #104 St. Louis, MO 63112
314-367-6446 fax 314-367-9693 helixrealty@gmail.com

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

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

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

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

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

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

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

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

Lessee's Acknowledgment (initial)

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

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Michele McClanahan
Lessor Date

for Hbx Realty

Lessee Date

Lessee Date

Agent Date