

RESIDENTIAL LEASE

NOTICE TO RESIDENT: WHEN RESIDENT SIGNS THIS LEASE, RESIDENT MAY GIVE UP CERTAIN IMPORTANT CONSUMER RIGHTS. IF RESIDENT DOES NOT MEET LEASE RESPONSIBILITIES, RESIDENT MAY LOSE RESIDENT'S SECURITY DEPOSIT. LANDLORD MAY ALSO SUE RESIDENT IN COURT FOR RENT, DAMAGES AND GET BACK THE PROPERTY COVERED BY THIS LEASE. RESIDENT MAY ALSO LOSE RESIDENT'S PERSONAL PROPERTY.

IF LANDLORD WINS (GETS A MONEY JUDGMENT AGAINST RESIDENT), LANDLORD CAN USE THE COURT PROCESS TO TAKE RESIDENT'S PERSONAL GOODS, FURNITURE, MOTOR VEHICLES AND MONEY IN BANKS.

DATE OF LEASE: June 11, 2025

LANDLORD: Shady Drive East Partners LLC

Landlord's Address: 1035 BOYCE RD SUITE 220
PITTSBURGH, PA 15241

RESIDENT(S): Dane Sabo

PROPERTY: 769 Shady Drive East Unit 303, Pittsburgh, Pennsylvania
15228

LANDLORD and RESIDENT understand that they are entering into a legal agreement with the intent to be legally bound by it.

LANDLORD and RESIDENT agree to lease the Property under the following terms and conditions:

1. **TERM OF LEASE:**

Date Lease Begins: 07/01/2025

Date Lease Ends: 06/30/2026

THIS LEASE WILL AUTOMATICALLY RENEW EVERY YEAR FOR ONE (1) YEAR IF NEITHER LANDLORD NOR RESIDENT SENDS A WRITTEN NOTICE TO THE OTHER PARTY, STATING THAT THIS LEASE IS NOT GOING TO BE AUTOMATICALLY RENEWED.

LANDLORD MAY INCREASE THE MONTHLY RENT AND ADDITIONAL RENT OR CHANGE ANY OTHER PROVISION OF THIS LEASE FOR ANY RENEWAL PERIOD BY SENDING WRITTEN NOTICE TO RESIDENT. LANDLORD MUST SEND THIS NOTICE AT LEAST SIXTY (60) DAYS BEFORE THE END OF THE TERM OR RENEWAL TERM THAT THEN EXISTS. IF LANDLORD DOES NOT SEND SUCH NOTICE, THEN THE MONTHLY RENT AND ADDITIONAL RENT WILL AUTOMATICALLY INCREASE BY 3% FOR SUCH RENEWAL PERIOD.

2. **MONTHLY RENT AND ADDITIONAL RENT:**

Monthly Rent: \$1,025.00 Resident(s) subject to \$100.00 late fee if full balance is not submitted on, or prior to the 5th of the month.

RESIDENT also agrees to pay, as Additional Rent, the following amounts:

- (a) \$0.00 per month for the use of a Parking Space .
- (b) \$0.00 per month for the use of Storage Locker; and

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- (c) per season for the use, installation, & removal of a property A/C unit.
- (d) per season for the installation & removal A/C unit.

When RESIDENT signs this Lease RESIDENT must pay the following amounts:

- (A) the Monthly Rent and Additional Rent for the first full month of the Term of this Lease unless signing occurs prior to the 5th of the first month of occupancy, plus
- (B) Any Registration Fee or Tax levied by the municipality on a residential dwelling unit.
- (C) the full Security Deposit of \$1,025.00.

If this Lease does not begin on the first day of a calendar month, then, when RESIDENT signs this Lease, RESIDENT must also pay the Monthly Rent and Additional Rent for that partial month. The amount of such payment for such partial monthly will be in the amount of _

Move-In Charge Description	Move-In Charge Amount
Total Move-In Charges:	

RESIDENT must pay the Monthly Rent and/or Additional Rent for each month on or before the fifth (5th) day of such month. **RESIDENT** will be subject to a late fee of \$100.00 if **LANDLORD** receives the Monthly Rent and Additional Rent after the fifth (5th) day of the month. Any additional charges via tenant ledger will also be due with monthly rent. Any/all unpaid charges will be deducted from incoming payments and will result in late rent if not paid in full on time. Resident will be subject to eviction for outstanding accounts.

RESIDENT must pay all Rent and Additional Rent to **LANDLORD** through RentCafe account via checking account, credit, or debit. ALL credit, and debit payments will result in processing fees of 2-3% of payment amount. Checking account payments will not incur additional processing fees. Any payments submitted outside of rent café (check, money order) will result in \$25.00 processing fee. ALL residents are required to have a RentCafe account.

LANDLORD may change the person and place where payments must be made. If **LANDLORD** decides to do that, **LANDLORD** will send a written notice to **RESIDENT** with that information. Once **RESIDENT** receives that notice, then **RESIDENT** must make all payments in the way described in the notice.

LANDLORD will provide receipt of all charges and payment via RentCafe tenant ledger.

RESIDENT MUST PAY THE FULL AMOUNT OF THE MONTHLY RENT AND ANY ADDITIONAL CHARGES EACH MONTH AND MAY NOT PAY ANY LESS AMOUNT FOR ANY REASON.

LANDLORD will first apply ALL INCOMING payments towards the oldest amount of any unpaid Monthly Rent or Additional charges due.

3. **SECURITY DEPOSIT:**

When **RESIDENT** signs this Lease, **RESIDENT** must pay a Security Deposit in the amount of \$1,025.00.

RESIDENT MAY NOT USE THE SECURITY DEPOSIT FOR PAYMENT OF MONTHLY RENT OR ADDITIONAL RENT.

RESIDENT agrees that **LANDLORD** may use all or part of the Security Deposit to pay for damages caused by **RESIDENT** to the **PROPERTY**, and/or to remove items left in **Property**, **Garages**, or **Storage Locker**.

LANDLORD will return the Security Deposit within thirty (30) days of the end of this Lease or within thirty (30) days after RESIDENT leaves the Property and returns the keys to LANDLORD, if RESIDENT:

- (a) gives LANDLORD written notice of RESIDENT'S new address; and
- (b) did not damage the Property; and
- (c) paid all Monthly Rent and any additional charges due
- (d) paid for all utilities for which RESIDENT is responsible; and
- (e) fully performed all of RESIDENT's other responsibilities under this Lease.

4. **NSF PAYMENTS:**

If RESIDENT'S payment is returned by the bank, RESIDENT must pay a charge of \$50.00 in addition to rent to cover fees charged by the bank.

5. **UTILITIES, ETC:**

(a) LANDLORD will supply and pay for all water and sewer service relating to the Property, garbage removal, and heat if there is a central heat system.

(b) RESIDENT must pay for all other utility and other services to the Property, including electricity, telephone, cable television, internet, air-conditioning, and cleaning. **RESIDENT will transfer all required utilities into their own accounts as of the beginning date of lease agreement.** Failure to transfer required utilities into tenant account will result in a \$50.00 processing fee per month, and possible eviction. Initial below:

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(c) RESIDENT must use all utilities and other services, whether supplied by LANDLORD or RESIDENT, in a careful and reasonable way.

(d) If the PREMISES is heated and cooled by an individual system dedicated to that unit, RESIDENT agrees to keep the minimum temperature above 60 degrees at all times. Initial below:

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(e) RESIDENT acknowledges and agrees that while in possession of the Property, it is the RESIDENT's responsibility to maintain smoke and CO2 detectors and battery supply.

(f) At the end of this Lease, RESIDENT must provide LANDLORD with proof that all utilities for which RESIDENT is responsible are paid in full. LANDLORD does not have to return any Security Deposit to RESIDENT until RESIDENT gives LANDLORD proof that RESIDENT has paid all such utilities.

6. **APPLIANCES:**

(a) LANDLORD will provide the appliances checked below:

☒ Stove/Range
☒ Refrigerator
☒ Dishwasher
☒ Microwave
☐ A/C unit
☐ Washer/Dryer

(b) LANDLORD will repair or replace such appliances, unless the damage has been caused by misuse or neglect.

(c) RESIDENT must keep all appliances, including those supplied by LANDLORD, clean and to report to LANDLORD immediately any appliances that are broken, damaged or not working properly. RESIDENT is responsible for the cost of repairing or replacing any appliance which is broken, damaged or not working because of any misuse or neglect.

7. **USE:**

(a) RESIDENT may use the Property only as a private residence for 1 persons. Only RESIDENT and the persons listed in this Lease may live in the Property. If any person begins to occupy space after original lease agreement has been completed said person will be required to complete screening, and be added to original lease agreement. NO UNAUTHORIZED RESIDENTS ARE TO OCCUPY THE PROPERTY.

(b) RESIDENT may not install a satellite dish or have external cable wires installed on the building or anywhere at the Property without LANDLORD's written consent.

(c) RESIDENT is able to install air-conditioning units without assistance from maintenance. RESIDENT acknowledges that there will be a fee for such installation service if maintenance installs air-conditioning unit. RESIDENT will be held responsible for any damaged window, or surround, if not assisted with air-condition installation.

(d) RESIDENT acknowledges that the Property is free of pests, insects, bed bugs, rodents, etc., and the cost to remove and terminate pests, insects, bed bugs, rodents, etc. is the responsibility of RESIDENT.

(e) RESIDENT may not commit any act or allow any activity to occur on the Property which violates or breaks any Federal, State or local laws. RESIDENT also may not use the Property (or permit it to be used) in any disorderly way or in any way that is a nuisance or

that creates a risk of injury, loss or damage. RESIDENT also may not use the Property (or permit it to be used) in any way that increases the costs of insurance or that makes it more difficult for LANDLORD to get or keep insurance coverage relating to the Property.

(f) RESIDENT may not go onto the roof of the building

(g) RESIDENT will not use gas, chargrilled, or open flame grills.

(h) RESIDENT acknowledges that the building is a SMOKE FREE PROPERTY with designated smoking areas outside the building. There is to be no smoking in the building and a fine of \$100.00 may be charged by the Landlord for violation of this clause. Repairs due to damage from excess cigarette smoke in the unit will be charged a minimum of \$500.00 to RESIDENT at move out.

8. **POSSESSION:**

(a) RESIDENT accepts the unit and property in its present condition. The unit is in good and livable condition. Within 48 hours of taking possession of the unit, RESIDENT must give LANDLORD a list of defects or damages to the unit. As part of this list, RESIDENT must test all smoke/CO2 detectors and batteries and include any problems on the list. If no list of defects is provided within 48 hours of Possession, RESIDENT acknowledges that there are no defects. RESIDENT IS NOT PERMITTED TO REMOVE SMOKE/CO2 DETECTORS FOR ANY REASON.

(b) LANDLORD will not pay damages to RESIDENT or be responsible to RESIDENT in any other way if LANDLORD does not give possession of the Property to RESIDENT for reasons beyond LANDLORD'S reasonable control. If that happens, RESIDENT will not have to pay Monthly Rent or Additional Rent until LANDLORD gives possession of the Property to RESIDENT.

(c) If LANDLORD does not give RESIDENT possession of the Property within five (5) days after the date the Term of this Lease is supposed to start, then RESIDENT may give LANDLORD a written notice that RESIDENT has decided to end this Lease. If RESIDENT ends this Lease for that reason, LANDLORD will return any Security Deposit within five (5) days after LANDLORD receives RESIDENT'S written notice ending this Lease. However, if RESIDENT takes possession of the Property at any time, then RESIDENT may not end this Lease for that reason.

9. **CANCELLATION BY RESIDENT:**

(a) RESIDENT can end this Lease before the end of the Term of this Lease if RESIDENT delivers to LANDLORD a written notice choosing to do that and does the other things described below. If RESIDENT sends that notice and does those things within 60 days after landlord receives that notice, then this Lease will end at the end of that 60-day period. If RESIDENT wants to end this Lease, then RESIDENT must do the following things before the end at the end of that 60-day period:

(i) at the time of RESIDENT's notice to end this Lease, RESIDENT must pay LANDLORD all Monthly Rent and Additional Rent for the entire period until the end of such 60-day period;

(ii) at the time of such notice, RESIDENT must also pay LANDLORD a cancellation fee equal to three (3) additional installments of Monthly Rent and Additional Rent; and

(iii) RESIDENT must give up possession of the Property by the end of such 60-day period, in clean condition free of all personal property, with carpets professionally cleaned.

(b) If RESIDENT does not do all those things necessary to end this Lease when required, then this Lease will not end. However, if RESIDENT paid the cancellation fee to Landlord, then LANDLORD will let that money be used to pay all Monthly Rent and Additional Rent next coming due under this Lease. If LANDLORD does not use all of the cancellation fee to make those payments, then LANDLORD will return the extra amount to RESIDENT.

10. **ASSIGNMENT/SUBLETTING:**

RESIDENT may not rent the Property or any part of it to another person or organization unless LANDLORD agrees in writing in advance. RESIDENT also may not transfer any of RESIDENT'S rights under this Lease to another person or organization unless LANDLORD agrees in writing in advance. LANDLORD does not have to allow RESIDENT to rent the Property or to transfer any rights under this Lease to anyone else.

11. **LANDLORD'S ENTRY INTO PROPERTY:**

LANDLORD or LANDLORD'S agent may enter the Property between 9:00am and 4:00pm to make repairs, improve or inspect the Property, or to show the Property to possible buyers, lenders or residents. Landlord will provide 24-hour notice of entry. If there is an emergency situation that requires immediate entry Landlord will contact tenant as soon as possible to notify of entry, and update on emergency situation.

12. **LOCKS:**

RESIDENT is not allowed to change or remove any locks FOR ANY REASON. RESIDENT will pay any costs paid by LANDLORD for changing locks or for supplying duplicate keys.

13. **LOCKOUT FEES:**

LANDLORD will charge a fee of \$50.00 if LANDLORD has to let RESIDENT into the Property after RESIDENT becomes locked out between 9:00am and 4:00pm Monday through Friday. A \$100.00 fee will be charged if landlord is required to let resident into property after normal business hours. RESIDENT must pay this fee via RentCafe account.

14. **LANDLORD NOT RESPONSIBLE:**

LANDLORD is not responsible for any loss, expense, injury or damage to any person or property caused by theft, fire, ice, snow, rain, water or plumbing or pipe leaks.

15. **RESIDENT REPOSIBLE FOR INJURY OR DAMAGE:**

RESIDENT AGREES THAT RESIDENT IS RESPONSIBLE FOR ANY COSTS, EXPENSES OR LOSSES THAT LANDLORD MAY HAVE, INCLUDING THE COST OF LANDLORD'S LAWYERS, AS A RESULT OF ANY OF THE FOLLOWING:

- (a) ANY LOSS, DAMAGE, INJURY OR DEATH CAUSED BY RESIDENT OR THE USE OF RESIDENT'S PROPERTY; AND**
- (b) ANY FAILURE TO ACT BY RESIDENT OR RESIDENT'S FAMILY, GUESTS OR EMPLOYEES; and**
- (c) ALL PERSONAL PROPERTY OF RESIDENT OR RESIDENT'S FAMILY OR GUESTS IN OR ON THE PROPERTY.**

RESIDENT ALSO AGREES THAT RESIDENT, AND NOT LANDLORD, IS RESPONSIBLE ANY LOSS OR DAMAGE INVOLVING PERSONAL PROPERTY OF RESIDENT OR ANY OF RESIDENT'S FAMILY OR GUESTS IN THE PROPERTY.

IF ANY CLAIM IS MADE AGAINST LANDLORD BECAUSE OF THE ACTS OF RESIDENT OR ANY OF RESIDENT'S FAMILY OR GUESTS, RESIDENT MUST PAY FOR ALL LEGAL COSTS THAT LANDLORD MAY HAVE, INCLUDING THE CHARGES AND COSTS OF ANY LAWYER THAT LANDLORD MAY CHOOSE TO REPRESENT LANDLORD.

16. **RESIDENT'S INSURANCE:**

RESIDENT IS REQUIRED TO HAVE RENTERS INSURANCE (I) TO PROTECT ANY PERSONAL PROPERTY OF RESIDENT OR RESIDENT'S FAMILY OR GUESTS, AND (II) TO PROTECT RESIDENT FROM ANY CLAIMS BY RESIDENT'S FAMILY OR GUESTS IN THE PROPERTY. RESIDENT UNDERSTANDS THAT LANDLORD DOES NOT NEED TO HAVE ANY INSURANCE TO PROTECT RESIDENT. INITIAL BELOW:

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17. **RULES AND REGULATIONS:**

LANDLORD may make reasonable rules and regulations from time to time (i) to protect the Property and the property of other RESIDENTs, neighbors, or other people; and (ii) to protect the comfort, safety and rights or other RESIDENTs, neighbors and other people. RESIDENT must follow all such rules and regulations.

18. **REPAIRS AND MAINTENANCE:**

(a) LANDLORD must do any repairs that are needed to the structure of the Property and to any plumbing or electrical equipment, unless the need for the repair is caused by misuse or neglect. However, LANDLORD does not have to do any repair or replacement work if the Property or the building in which the Property is located is damaged as a result of a fire, water, wind or natural disaster.

(b) RESIDENT must keep the Property clean, neat and safe. RESIDENT must immediately report to LANDLORD any damages or needed repairs, and must do and pay for all repairs which are needed due to any misuse or neglect caused by RESIDENT or any of RESIDENT'S family or guests.

(c) Any damages to walls or painting beyond normal wear and tear is the responsibility of the RESIDENT

(d) At time of departure tenant is responsible to leave the apartment as it was when first rented with only reasonable wear and tear excepted.

19. **CHANGES TO PROPERTY:**

(a) RESIDENT must get written permission from LANDLORD before any changes, improvements or additions to the Property are made by RESIDENT. LANDLORD does not have to give any such permission.

(b) All changes, improvements and additions to the Property made by RESIDENT with LANDLORD'S permission must remain in the Property when this Lease ends. However, LANDLORD may decide that RESIDENT must remove any such changes, improvements or additions at or before the end of this Lease. If so, RESIDENT must to put the Property back the way it was before such changes, improvements or additions. RESIDENT must pay for all such changes, improvements and additions and other work.

20. **PETS**

No pets of any kind are permitted in absence of service animal registration. If this clause is violated, Landlord may a) Evict RESIDENT immediately, b) remove the animal, c) charge RESIDENT double the monthly rent, d) impose additional rental charges and cleaning fees. ANY SERVICE ANIMAL IS REQUIRED TO HAVE COMPLETED DOCUMENTATION PROVIDED BY LANDLORD. Initial Below:

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21. **GUESTS**

RESIDENT is responsible for any violation of the rules by Guests. Any damage done to the leased premises or the Landlord's property will be chargeable to the RESIDENT. RESIDENT is responsible for the actions of RESIDENT's guests, visitors, or other occupants of the unit/premises.

22. **SALE OF PROPERTY:**

A new owner can end this Lease by giving RESIDENT 60 days written notice if there is a sale or transfer of the building Property in which the Property is located.

23. **IF RESIDENT DOES NOT OBEY THIS LEASE:**

(a) RESIDENT has broken this Lease if RESIDENT (i) fails to pay any Monthly Rent or Additional Rent when it is due; or (ii) does anything which is not permitted by this Lease; or (iii) fails to do anything which is required by this Lease, or (iv) gives LANDLORD false information or signatures, or (v) fails to notify LANDLORD of an active water leak, or (vi) fails to keep the unit in a clean and orderly condition.

(b) If RESIDENT breaks this Lease, then LANDLORD may do the following things:

(i) LANDLORD may immediately collect from RESIDENT any past due Monthly Rent and Additional Rent and any Monthly Rent and Additional Rent that is to be due during the rest of the Term of this Lease;

(ii) LANDLORD may collect from RESIDENT all costs, expenses and damages caused by RESIDENT'S breaking this Lease;

(iii) LANDLORD may collect from RESIDENT all other money that RESIDENT is responsible for under this Lease or under the law;

(iv) LANDLORD may go to court to evict RESIDENT and get back the Property;

(v) LANDLORD may collect from RESIDENT all reasonable costs and expenses which are spent by LANDLORD to enforce this Lease, including court costs, collection costs and attorney's fees.

(c) These are not the only rights LANDLORD has if RESIDENT breaks this Lease. The law may allow LANDLORD other rights as well.

(d) If LANDLORD gets a court order for a money judgment against RESIDENT, LANDLORD may take legal steps to take RESIDENT'S property, including personal goods, furniture, motor vehicles, money in banks and other valuable property.

24. **LANDLORD DOES NOT LOSE RIGHTS:**

LANDLORD does not give up rights by accepting Monthly Rent or Additional Rent, or less than full Monthly Rent or Additional Rent, or by delaying, or not enforcing any part of this Lease.

25. **DAMAGE TO PROPERTY:**

(a) RESIDENT agrees to notify LANDLORD immediately if the Property is damaged by fire or any other cause. RESIDENT also agrees to notify LANDLORD if there is any condition in the Property that could damage the Property or harm RESIDENT or others.

(b) If the Property is damaged by fire or other cause, LANDLORD does not have to repair any damage and may end this Lease. If LANDLORD decides to repair the damage and not to end this Lease, then this Lease will continue after the damage is repaired. However, if it takes more than ninety (90) days to repair the damage, then either LANDLORD or RESIDENT may end this Lease.

(c) During any period that the Property is being repaired as a result of a fire, Landlord does not have to allow RESIDENT to live in the Property or to use it for any other purpose. During that period, RESIDENT also does not have to live in the Property or use it for any other purpose. If, after a fire, RESIDENT does not live in the Property or to use it for any other purpose, then RESIDENT will owe no rent during the repair period.

(d) **LANDLORD IS NOT RESPONSIBLE TO RESIDENT FOR ANY DAMAGE TO ANY PROPERTY OF RESIDENT OR ANY OTHER PERSON CAUSED BY A FIRE OR OTHER CASUALTY. LANDLORD IS ALSO NOT RESPONSIBLE FOR ANY COSTS OR EXPENSES THAT RESIDENT MAY HAVE AS A RESULT OF ANY FIRE OR OTHER CASUALTY. LANDLORD IS NOT RESPONSIBLE FOR ANY SUCH DAMAGE, COSTS OR EXPENSES, EVEN IF THE FIRE OR OTHER CASUALTY IS CAUSED BY LANDLORD'S CARELESSNESS.**

26. **IF PART OF LEASE ILLEGAL OR UNENFORCEABLE:**

If any part of this Lease is illegal or if LANDLORD is not allowed to require RESIDENT to do or not to do anything required by any part of this Lease, the rest of this Lease still continues.

27. **LANDLORD'S MORTGAGES:**

This Agreement and RESIDENT's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Property by LANDLORD, and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances. In the event of any foreclosure action under any such mortgage, RESIDENT agrees to accept the lender or any person or entity purchasing the Property as RESIDENT's new LANDLORD under the terms of this Lease.

28. **END OF LEASE:**

(a) **When this Lease ends, RESIDENT must leave the Property, remove all personal items from the Property, Storage Lockers and Garage areas, and return all keys/ key fobs to LANDLORD. RESIDENT will be responsible for cost of any lost property, apartment, or mailbox key ranging in price from \$50.00 - \$200.00. At the end of this Lease, RESIDENT must give back the Property to LANDLORD, in clean and repaired condition, free of garbage or trash and with all carpets PROFESSIONALLY CLEANED.**

Resident acknowledges any detectable odor due to smoke or smoke damage will result in minimum of \$500.00 cleaning fee. Initial Below:

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(b) If this Lease ends for any reason and RESIDENT remains in the Property, then until RESIDENT gives back the Property in the condition required by this Lease, RESIDENT shall owe LANDLORD **DOUBLE** the rate of Monthly Rent and Additional Rent that was owed by RESIDENT immediately before the end of this Lease.

29. **NO WRITTEN CHANGES TO LEASE.**

All of the promises and agreements between LANDLORD and RESIDENT are contained in this Lease. There are no other promises or agreements. Any changes to this Lease must be in writing and must be signed by both LANDLORD and RESIDENT.

30. **TRANSFER OF LEASE:**

LANDLORD can transfer this Lease to another who will have all the rights and obligations of LANDLORD under this Lease.

31. **EACH RESIDENT RESPONSIBLE:**

Each RESIDENT who signs this Lease is fully responsible for the full amount of all Monthly Rent and Additional Rent and for all other responsibilities of RESIDENT in this Lease.

32. **RESIDENT GIVES UP RIGHTS OF NOTICE.**

WARNING:

UNDER PENNSYLVANIA LAW, RESIDENT IS ENTITLED TO RECEIVE A WRITTEN NOTICE FROM LANDLORD TO LEAVE THE PROPERTY.

BY SIGNING THIS LEASE, RESIDENT AGREES TO GIVE UP THE RIGHT TO RECEIVE ANY NOTICE FROM LANDLORD TO LEAVE THE PROPERTY BEFORE LANDLORD TAKES LEGAL ACTION AGAINST RESIDENT.

33. **NO JURY TRIAL:**

WARNING:

LANDLORD AND RESIDENT AGREE TO GIVE UP THEIR RIGHT TO A JURY TRIAL IN ANY LAWSUIT INVOLVING THIS LEASE.

33. **MOVE OUT:**

RESIDENT HEREBY WAIVES THE PROVISIONS OF SECTION 250.505a OF THE PENNSYLVANIA LANDLORD RESIDENT ACT OF 1951, 68 P.S. § 250.101 ET SEQ. RESIDENT AGREES THAT UPON VACATING OR RELINQUISHING POSSESSION OF THE PROPERTY, RESIDENT WAIVES ANY RIGHT TO REMOVE OR COLLECT ANY PERSONAL PROPERTY LEFT THEREIN, SEEK REIMBURSEMENT OR CREDIT FROM LANDLORD THEREFORE, OR OTHERWISE HOLD LANDLORD RESPONSIBLE OR LIABLE FOR THE DESTRUCTION OR DISPOSITION OF SAID PERSONAL PROPERTY.

SECTION 250.505a OF THE PENNSYLVANIA LANDLORD RESIDENT ACT OF 1951 RELATES TO THE RIGHTS, OBLIGATIONS AND LIABILITIES OF LANDLORDS AND RESIDENTS REGARDING THE DISPOSITION OF ABANDONED PERSONAL PROPERTY. THE WAIVER OF THE PROVISIONS OF SECTION 250.505a BY THE RESIDENT MEANS THAT THE LANDLORD MAY, AT ITS DISCRETION AND WITHOUT NOTICE TO YOU, DISPOSE OF ANY PERSONAL PROPERTY LEFT AFTER YOU VACATE OR RELINQUISH POSSESSION OF THE PROPERTY.

Landlord and RESIDENT are signing this Lease, with the understanding and intent that they are each entering into a legally binding agreement.

Landlord or Landlord's Representative:

Signature: _____
Print Name: _____
Date: _____

Owner: _____

RESIDENTS:

Signature: asde _____
Print Name: _____
Date: _____

Guarantor:

Signature: _____
Print Name: _____
Date: _____

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. RESIDENTS MUST ALSO RECEIVE A FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.

LANDLORD'S DISCLOSURE

LANDLORD has provided RESIDENT with the pamphlet "Protect Your Family From Lead In Your Home".

RESIDENT TO INITIAL EACH OF THE FOLLOWING:

<u>Das</u> _____	LANDLORD has no knowledge of the presence of lead-based paint hazards in the Property
<u>Das</u> _____	LANDLORD knows of the presence of lead-based paint or lead based paint hazards in the Property as follows:
<u>Das</u> _____	LANDLORD has provided RESIDENT with all available records and reports pertaining to lead-based and\or lead-based paint hazards in the Property, as follows:
<u>Das</u> _____	LANDLORD has no record or reports pertaining to lead-based paint and\or lead-based paint hazard in the Property.

RESIDENT'S ACKNOWLEDGEMENT:

RESIDENT has received all information listed above and has received the pamphlet Protect Your Family From Lead in Your Home.

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