

## RESIDENTIAL LEASE AGREEMENT

This form has not been approved by the Colorado Real Estate Commission. It was prepared by legal counsel Tschetter Sulzer Muccio PC on behalf of Integrity Realty Management LLC. 2025\_1106

### Rental Pricing & Fee Disclosure

#### Effective Date:

#### 1. Total Monthly Cost of Rental (C.R.S. 6-1-737(2)(a))

##### Total Amount Due Per Month: \$

(\*Includes all mandatory fees except for government taxes and separately billed utilities, if applicable.\*)

**Note:** Some costs, such as utilities and optional services, are subject to change based on provider rates, tenant usage, or other external factors. The total price may vary accordingly.

#### Breakdown of Included Mandatory Charges Rent and Not Rent

Charge Type	Amount	Fixed or Variable?	Description	Recipient
Base Monthly Rent	\$	Fixed	Charge for occupancy of the premises	Landlord
Trash Service	Varies	Variable	Waste collection fee	Waste Provider
Utility Charges	Varies	Variable	Actual cost based on usage	Utility Provider
Renter's Insurance (Mandatory)	Varies	Variable	Tenant purchasing their own renter's insurance policy OR tenant may opt in to IRM Renters Insurance Policy \$50 set up fee & \$20 monthly fee	Insurer

## 2. Additional Charges – Not Included in Total Monthly Cost of Rental

The following fees are applicable but are NOT included in the total rental cost above:

<b>Charge Type</b>	<b>Amount</b>	<b>Fixed or Variable?</b>	<b>Refundable</b>	<b>Recipient</b>
Security Deposit (Mandatory)	\$	Fixed	Yes	Landlord
Monthly Pet Fee (Optional)	\$35 or 1.5% of the base rent, whichever is higher/unit	Fixed	No	Landlord
Pet Deposit (Optional)	\$300/pet	Fixed	Yes	Landlord
Late Fee (Situational)	\$50 or 5% of the rent balance due, whichever is higher	Fixed	No	Landlord
NSF Fee (Situational)	\$55 or actual bank charges, whichever is higher/NSF	Fixed	No	Landlord
Month-to-Month Fee (Optional)	\$250.00/month	Fixed	No	Landlord

Holdover Rental Rate (Situational)	2x the daily rent	Fixed	No	Landlord
Insurance Administrative Fee (Situational)	\$10	Fixed	No	Landlord
Cleanup Fee (Situational)	\$50/cleanup	Fixed	No	Landlord

### 3. Explanation of Charges

- **Security Deposit (C.R.S. 6-1-737(3)(b)(I)):** Refundable if no damages occur during the lease term.
- **Trash Fee (C.R.S. 6-1-737(3)(b)(III)):** Paid to the waste provider contracted for by Tenant for waste collection services.
- **Utility Transfer Fee:** 1x fee charged to Tenant on the Lease start date if Landlord incurs a fee(s) to transfer utilities to the Premises in/out of Tenant's name.
- **Taxes and Utilities:** Not included in Total Price; subject to provider rates.
- **NSF Fee:** Charged to the Tenant if any Tenant payment to Landlord is declined by a banking institution or cancelled/rejected for any reason.
- **Month-to-Month Fee:** Charged to Tenant monthly in addition to base rent if the Lease is a month-to-month Lease or becomes a month-to-month Lease after expiration of the Lease Term.
- **Holdover Rental Rate:** Charged to Tenant if Tenant wrongfully holds over in the Premises. The rate is 2x the daily rent calculated by using the monthly rent from the preceding month.
- **Insurance Administrative Fee:** Charged to Tenant if Tenant is required to obtain/maintain compliant liability insurance and Landlord purchases liability/renter's insurance on behalf of Tenant due to Tenant's default of this requirement.
- **Cleanup Fee:** Charged to Tenant each time Landlord must clean up Tenant's pet(s) waste.

### 4. Prohibited Charges (C.R.S. 6-1-737(4))

- **Property Taxes (C.R.S. 6-1-737(4)(c)):** These are the responsibility of the Landlord.
- **Common Area Maintenance Fees (C.R.S. 6-1-737(4)(i)):** Included in rent; cannot be charged separately.

- **Processing Fees for Rent Payments (C.R.S. 6-1-737(4)(d)): No additional fees may be charged for rent payments unless a cost-free payment option is available.**
- **Late Fees on Non-Rent Charges (C.R.S. 6-1-737(4)(e)): Late fees can only be applied to unpaid rent, not utilities or other fees.**
- **Fees for Required Habitability Services (C.R.S. 6-1-737(4)(f)): No charge for heating, plumbing, pest control, or other services legally required to provide a habitable living environment.**
- **Termination of Tenancy (C.R.S. 13-40-107(4)): No charge for insufficient notice if Tenant's Lease term expires on a specific date and Tenant moves out at the end of the Lease term without providing a notice to vacate to Landlord.**

### **5. Tenant Acknowledgment**

By signing below, I acknowledge that I have reviewed and understand the rental pricing and additional charges associated with my lease agreement.

**Tenant Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Owner/Agent for Owner:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**1. PARTIES.** THIS RESIDENTIAL LEASE AGREEMENT (hereinafter "Lease" or "Agreement") dated \_\_\_\_\_ between **Integrity Realty Management, LLC** as Owner or Agent for the Owner ("Landlord"), and \_\_\_\_\_ (collectively hereinafter "Tenant"). The name and address of Owner or Owner's Agent is **Integrity Realty Management, LLC**, address: **357 S. McCaslin Blvd #200 Louisville, CO 80027**. If this information changes in the future, Landlord or its authorized agent will notify Tenant by email within one business day and, if applicable, will post the identity of the new landlord or authorized agent in the leasing office.

Tenant along with the following minor persons, \_\_\_\_\_, shall be authorized occupants. Tenant's primary language is: \_\_\_\_\_

**2. RELIANCE ON AND RELEASE OF RENTAL INFORMATION.** Tenant acknowledges that Landlord is entering into this Lease in reliance on the information contained in Tenant's Rental Application or portable tenant screening report and any and all other information provided to Landlord by Tenant. If at any time it is determined that such information is false or materially misleading, Tenant will be in default of this Lease and Landlord shall have the option to terminate Tenant's right to possession if Tenant fails to cure the violation within ten (10) days after receiving a Demand for Compliance or Possession from Landlord. Tenant shall promptly notify Landlord in writing of any subsequent change in the information provided by Tenant on Tenant's Rental Application or portable screening report. Landlord may provide to law enforcement, governmental agencies and officials, and census takers, with or without a subpoena or court order, information regarding this Lease and Tenant or any other person believed to be present at the Premises, including but not limited to information regarding the identity of those occupying the Premises, their contact information, and their rental history, as permitted by law. Landlord may also disclose such information for business purposes including reporting any unpaid amounts to credit bureaus. At any time Tenant owes or is financially liable to Landlord pursuant to this Lease, Tenant agrees that Landlord may conduct background, criminal history, and credit checks, and Tenant agrees to promptly inform Landlord of any changes in employment.

**3. TERM AND DESCRIPTION.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises known as \_\_\_\_\_, County of \_\_\_\_\_, State of Colorado, ("the Premises" or "Property"). The term of this Agreement begins on \_\_\_\_\_ (the "Lease Start Date"), and ends on \_\_\_\_\_ (the "Expiration Date"). Unless Landlord serves Tenant with a Notice to Terminate the Lease in accordance with applicable law or Tenant vacates the Premises on the last day of the Lease term, this Lease will automatically renew month-to-month unless a renewal lease or extension agreement is executed by Landlord and Tenant prior to the Lease term. Pursuant to C.R.S. § 38-12-1302, if the Lease term is less than twelve (12) months, Part 13 of Title 38 Article 12 Colorado Revised Statutes does not apply.

**4. RENT.** In addition to any other sums due under this Lease, Tenant agrees to pay Landlord monthly rent of \$ \_\_\_\_\_ commencing on the Lease Start Date of \_\_\_\_\_. Tenant shall pay monthly rent in advance without demand or notice. Rent is due on (Check One):

on or before the 1st day of the month

on or before the 25th day of the month prior to the month for which rent is due

on or before the last day of the month prior to the month for which rent is due.

(If no box is checked rent is due on or before the 1st day of the month).

Rent is late if not paid on the day it is due. **Tenant shall make all payments due to Landlord at 357 S. McCaslin Blvd #200 Louisville, CO 80027, or at such other place or in such other manner as Landlord designates in writing.**

Upon written notice and regardless of Tenant's default, Landlord may require Tenant to pay Landlord all sums electronically, in certified funds, or in one monthly check or payment rather than in multiple checks or payments. Landlord shall apply all monies received from Tenant in the following order: (1) rent, (2) other charges and fees due from Tenant, regardless of any notations on payments made by Tenant or when Tenant's obligation to pay such monies arose. Landlord may charge Tenant a fee for paying rent in cash, certified or cashier's check, money order or electronic payment if Landlord also provides Tenant with an option to pay rent at no charges. Unless affected by statute, Tenant's promise and covenant to pay rent is independent, absolute, without right to setoff, offset, or deduct by Tenant, for any reason whatsoever, including but not limited, to any alleged breach by Landlord or Landlord's Agents. When required by law, Landlord will make reasonable efforts to cooperate in good faith with Tenant's rental assistance application process, including providing necessary documentation to state or local housing agencies or administrators.

(check if applicable) Pursuant to C.R.S. § 13.40-104(5)(b), because Landlord owns five or fewer single family rental homes, and Landlord hereby provides notice that Landlord is exempt and is not required to provide Tenant with a written ten-day notice for non-payment of rent, non-monetary Lease violations, or subsequent violations of

the same condition or covenant of this Lease as required by C.R.S. § 13-40-105(1)(d) – (1)(e.5)(II), and Landlord may instead serve Tenant with a written five-day notice for such violations of this Lease.

**5. PRORATED RENT.** If this Agreement starts on a date other than the FIRST day of any month, the rent and options fees for the partial month shall be computed based upon a daily rate, which shall be calculated by dividing the total monthly rent and options fees by the number of days in the applicable month and shall be due upon execution of the Lease. If this Lease commences after the 20th day of the month, payment of the rent and options fees for the partial month together with rent and options fees for the next full month will be required upon execution of the Lease. Notwithstanding any preliminary calculations to the contrary, the rent due upon execution of the Lease shall be \$ \_\_\_\_\_ and covers rent through \_\_\_\_\_. If at any time any prorated amounts are due under this Lease, any such prorated amounts will be calculated in accordance with this section.

**6. SECURITY DEPOSIT.** Tenant agrees to deposit with the Landlord \$ \_\_\_\_\_ (not to exceed the equivalent of one month's rent) as a Security Deposit. Regardless of when given or for what purpose, any security deposit paid by Tenant is collectively hereinafter referred to as "Deposit." Unless prohibited by law, Tenant agrees to waive Tenant's rights to any interest earned on the Deposit. Tenant agrees to waive Tenant's right for Landlord to use cash basis accounting for the Deposit accounting. Regardless of the purpose of any Deposit, Landlord may apply any Deposit to any sum owed by Tenant. Tenant shall not apply or use any portion of the Deposit as an offset or reduction to the payment of rent or other sums due under this Lease at any time for any reason whatsoever. Landlord shall have the right to apply such portion(s) of the Deposit reasonably necessary to remedy any default(s) by Tenant in the payment of rent, late fees or any other sum, or to repair any damage to the Premises or to Landlord's property caused by Tenant and Tenant shall replenish the portion(s) of the Deposit applied towards Tenant's default(s) upon written notice from Landlord. Regardless of whether specifically stated in any applicable provision of this Lease, Tenant shall always be liable to Landlord for any damage, including negligent or intentional acts caused by Tenant, any occupant, child, family member, guest, invitee, pet, animal, or licensee of Tenant, or any other person on the Premises due to Tenant. If Tenant is liable for any damages, Tenant shall pay Landlord such damages upon demand. Tenant's legal liability to Landlord shall not be limited under any circumstance to the amount of the Deposit. If Tenant leaves the Premises substantially less clean than when Tenant moved in, Landlord may withhold or deduct reasonable cleaning charges for cleaning from the Deposit in accordance with C.R.S. § 38-12-103, et seq. Tenant agrees to pay any trash removal or dumpster charges if Tenant fails to remove personal property or trash upon vacating. Unless affected by statute, if Tenant fails to leave the Premises infestation free or otherwise causes any infestation, Tenant contracts to pay reasonable extermination charges to restore the Premises to infestation free status. If Landlord complies with any legal requirements governing the transfer of security deposits, Tenant agrees to look solely to the successor owner or manager for the return of Tenant's Deposit, and Landlord will no longer be legally responsible for the return of the Deposit to Tenant. Tenant agrees within sixty (60) days after termination of this Lease, or surrender of the Premises, whichever occurs last, Landlord will mail to Tenant at Tenant's last known address a written statement listing the full and specific reasons for all charges against the Deposit together with a refund of the balance, if any, of the Deposit to Tenant. Prior to vacating, Tenant shall provide in writing to Landlord and the U.S. Postal Service each Tenant's individual forwarding or last known address. If more than one person signed this Lease, Landlord may issue one check for the Deposit refund payable jointly to all Tenants, and mail such check to any last known address of any Tenant. Tenant agrees that Landlord may electronically mail Tenant a final accounting after Tenant vacates the Premises, and that Landlord complied with C.R.S. § 38-12-103, et seq. upon Landlord's submission of the electronic mail and proof of Tenant's receipt is not required. Tenant consents to Landlord paying Tenant's Deposit refund, if any, via an electronic transfer of funds ("EFT"). To be paid by ETF, Tenant must make a written request using Landlord's Deposit ETF Refund Form before vacating the Premises. Landlord will select the ETF method in its sole discretion and is not required to use a specific method requested by Tenant. If more than one Tenant signed this Lease, all Tenants must sign the written request and designate the account to which the ETF should be made. If Tenant does not provide a valid written request before vacating the Premises, Landlord will issue the Security Deposit refund by written check in accordance with this Lease and mail it to Tenant's, or one of Tenant's, last known address(es).

Regardless of anything to the contrary in this Agreement, upon a Tenant's death, the Tenant (or the Tenant's Estate) agrees to pay damages in accordance with this section. A deceased Tenant is liable for all rent that was past due at the time of death. Liability for future rent is determined by when the Premises are vacated after notice, or by operation of law. A deceased Tenant's liability for future rent is limited to ten (10) business days if notice of death is given to Landlord and the Premises are vacated within ten (10) business days of that notice. If notice is given but the Premises are not vacated within ten (10) business days, the deceased Tenant is liable for rent until the Premises are

vacated. If the Premises are not vacated and notice is not given, the deceased Tenant shall not be liable for more than thirty (30) days of future rent after the date of death. For any period, Landlord agrees not to claim both past due rent and future rent. In addition to rent, if set forth in this Lease and otherwise not prohibited, a deceased Tenant is liable for all amounts that a Landlord may lawfully deduct from a security deposit pursuant to C.R.S. § 38-12-103(1)(b). The deceased Tenant's liability for these amounts includes all amounts due from the time of the Tenant's death through surrender of the Premises, whether by notice and vacating, or by operation of law. Landlord may retain the Deposit or any associated damage deposit sufficient to cover costs related to damage caused by the death of a Tenant, and for any other lawful amounts or damages. Upon death, the Tenant is not liable for the repayment of any Lease concessions.

**7. MOVE-IN/MOVE-OUT.** Tenant acknowledges that Tenant has inspected the Premises, and that the Premises are in an acceptable condition, and in good, clean, and acceptable repair except as specifically noted in writing as agreed to by the parties on Tenant's Move-In/Move-Out Checklist (Addendum A). Tenant specifically acknowledges that no condition exists in the Premises that materially interferes with Tenant's life, health or safety. Tenant acknowledges that Landlord has provided Tenant with applicable, if any, Homeowners Association ("HOA") policies, declarations, or bylaws. Tenant's failure to review any applicable HOA policies, bylaws, declarations or covenants shall not relieve Tenant from complying with the same. Immediately upon occupying, Tenant will inspect the Premises and report any defects or problems on the Move-In/Move-Out Checklist. The Move-In/Move-Out Checklist must be signed and returned to the Landlord within 72 hours of occupancy upon which time it will be incorporated into and made a part of this Lease regardless of whether it is attached. Tenant's failure to report any defects or problems with the Premises on the Move-In/Move-Out Checklist within 72 hours of move-in is and shall be a binding admission by Tenant that the items described in the Move-In/Move-Out Checklist are acceptable and in good condition. Subject to the information on the Move-In/Move-Out Checklist, Tenant accepts the Premises in "as-is" condition, without representation or warranty of any kind, whether express or implied, unless prohibited by law. Landlord is not responsible for any violation of the implied covenant of quiet enjoyment that is committed by a third party acting beyond the reasonable control of the Landlord. Upon moving out, Tenant must thoroughly clean the Premises, including but not limited to: doors, windows, closets, bedrooms, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms, and otherwise fully comply with Landlord's written move-out and cleaning policies, if any, which are incorporated by reference. Upon move-out, Tenant shall deliver to Landlord all keys, access cards, devices, and/or remotes (collectively "Keys") to the Premises, issued by Landlord to Tenant, to avoid disputes regarding the date Tenant vacated and surrendered the Premises. Tenant shall not have vacated and surrendered possession of the Premises to Landlord until and unless Tenant has either turned in all Keys to the Premises and Landlord has acknowledged receipt of Tenant's Keys, or Tenant has abandoned the Premises in Landlord's reasonable judgment. If Tenant fails to turn in Keys, Tenant agrees that Landlord will determine in Landlord's reasonable judgment the date Tenant vacated and surrendered the Premises for purposes of determining damages in accordance with this Lease and the law. Unless reported on Tenant's Move In/Move Out Checklist, the Property and Premises are deemed free of pests.

**8. UTILITIES.** Landlord agrees to pay for (if checked): \_\_\_ water, \_\_\_ sewer, \_\_\_ gas, \_\_\_ electric, \_\_\_ trash, \_\_\_ basic cable, \_\_\_ other HOA \_\_\_. Tenant agrees to pay any and all other utilities, including related deposits and transfer charges that Landlord has not specifically agreed to pay. Tenant shall transfer into Tenant's name or account, effective on the Lease Start Date, all utilities serving the Premises that are to be paid for by Tenant. For any utility bill or account in Tenant's name, Tenant shall not change out of Tenant's name or allow any such utility to be disconnected for any reason or by any means, including but not limited to non-payment of utility bills, until the Tenant moves out of the Premises. Tenant consents to any utility company notifying Landlord of Tenant's failure to pay any utility, or of any pending disconnection. Tenant shall be liable for all utilities until the date Tenant vacates or until the date Tenant could have moved out without breaching this Lease, as determined by this Lease, whichever date is later. Utilities shall be used only for normal household purposes, not for business or any other purpose, and are not to be wasted. If Tenant agrees to pay any utility, Landlord reserves the right to pay any such utility and bill Tenant, including a reasonable billing or an administrative charge for billing of any unregulated utility. If Tenant reimburses Landlord for any utility charge, Tenant agrees to pay such sum on or before the FIRST day of each month, or any date set forth in any bill from Landlord to Tenant. Landlord shall have the exclusive right to change or install utility lines, meters, sub-metering or load management systems, and similar electrical equipment serving the Premises. If any utilities are sub-metered for the Premises, Landlord will attach a utility addendum to this Agreement if required by law. Landlord shall have the right, upon thirty (30) days' notice to Tenant, to increase the monthly payment due by an amount reasonably related to any increase in the cost of water, electricity and/or natural gas, or any other utility that Landlord has agreed to pay.

**9. LATE, RETURNED CHECK, EVICTION AND OTHER FEES AND CHARGES.** If Landlord has not received the full monthly rent and any other sums due (except for late fees) from Tenant for any given month within seven (7) calendar days of it being late, Tenant shall pay a late fee of fifty dollars (\$50) or five-percent (5%) of the past due rent payment, whichever is greater (e.g., if rent is due on the 1st day of the month, rent must be received on or before the 8th day of the month or a late fee will be charged on the 9th day of the month). The imposition of late charges if rent is not paid by Tenant in any given month shall not be construed as a grace period or a waiver of Landlord's right to demand rent on its due date, but an incentive for Tenant to pay on time. If Tenant pays late, Tenant agrees to pay the rent due plus all applicable late fees incurred through the date of payment regardless of whether the Landlord made a written demand for the rent. If Tenant is delinquent paying any monetary amount, including payment of Tenant's initial move-in charges and deposit(s), Tenant will be in material violation of this Lease. Dishonored checks are any checks that are dishonored or not paid upon presentment a single time for any reason, or any electronic payments not paid or credited for any reason. Tenant agrees to pay Landlord twenty dollars (\$20.00) or actual bank charges, whichever is higher, for each dishonored check or payment in addition to any applicable late fees and actual damages incurred by Landlord. Upon demand, Tenant must immediately replace any dishonored check with certified funds. Tenant agrees to pay all Sheriff's fees Landlord incurs resulting from Tenant's eviction from the Premises. Unless specifically stated in this Lease, any charges, fees, or amounts (collectively "amounts") other than rent due under this Lease are due and payable on the same day as rent. Landlord may change when amounts other than rent are due by providing Tenant written notice that such amounts are payable on a different date.

**10. STATUTORY RIGHT TO CURE.** Pursuant to Colorado law, Tenant has the right to pay all amounts due prior to a court entering a judgment for possession if Tenant is being evicted for non-payment of rent. If Tenant exercises Tenant's statutory right to pay, Landlord only has to accept Tenant's payment if Tenant fully pays all amounts due according to eviction notice, as well as any rent that remains due under this Agreement. If Tenant exercises Tenant's right to pay, Tenant agrees to pay in certified funds.

**11. NOTICE TO VACATE.** If Tenant intends to move out prior to the end of the Lease term or the Lease is or becomes a month-to-month tenancy, Tenant shall give Landlord at least sixty (60) days prior written notice of Tenant's intent to vacate the Premises. Tenant's notice to vacate shall specify the date that Tenant will vacate ("Vacate Date"), which must be on the last day of a calendar month, and such date shall not be less than Sixty (60) days from the date Tenant gives notice. If Tenant gives any notice to vacate, the 60-day notice period commences on the day after Tenant gives notice, and Tenant shall vacate on or before the vacate date in the notice. Regardless of when Tenant gives notice, Tenant agrees to pay Landlord rent for the entire notice period regardless of whether Tenant occupies the Premises for the entire notice period. Landlord agrees to prorate the rent owed by Tenant for any part of a notice period that constitutes a partial month for which Tenant has already paid Landlord the rent. Tenant's notice to Landlord shall be effective if executed by any Tenant who executed this Lease, regardless of whether any or all other Tenants who executed this Lease sign the notice. Tenant's notice of intent to vacate shall only be effective on the date the notice is actually received by and receipted for by Landlord. Tenant agrees to personally deliver any notice to vacate to Landlord to guarantee the effective date of any notice. If Tenant vacates without giving notice as required in this paragraph, Tenant shall be liable for and agrees to pay Landlord for Landlord's actual costs and losses less any amounts of rent previously or actually paid by Tenant covering the 60-day notice period. Costs and losses include, but are not limited to, advertising, showing the Premises to prospective tenants, utilities for showing, checking prospects, office overhead, marketing costs, locator-service fees, future or past-due rent, repayment of concessions or discounts, charges for cleaning, repairing, repainting, or unreturned keys, or other sums due. Tenant shall pay all amounts set forth in this paragraph, in addition to any other amounts owed by Tenant under the terms of this Agreement. If Tenant provides Landlord with a written notice to vacate or intent to move-out, Tenant cannot withdraw their notice.

**12. EARLY MOVE OUT – RELETTING EXPENSES.** Tenant shall be liable to Landlord if for any reason prior to the end of the Lease Term, any extension, or renewal, Tenant vacates the Premises for any reason without fully performing all Lease covenants including Tenant's covenant to pay all rent due under the Lease (hereinafter "Lease Break Event") for any Lease Term, extension, or renewal. Tenant shall pay and otherwise be liable to Landlord for Landlord's actual costs and losses upon the occurrence of a Lease Break Event regardless of the circumstances which Tenant vacates, including but not limited to voluntary surrender, at the request of Landlord as the result of Tenant's default under the Lease, as the result of an eviction or forcible detainer proceeding, or otherwise. Tenant agrees to reimburse Landlord for these losses and costs whether or not Landlord's re-letting attempts succeed in addition to any other charges or amounts due under the Lease, including but not limited to, unpaid rent, future rent, utilities, cleaning charges, or any physical damage to the Premises, and Tenant shall at all times remain liable for said amounts or any other breaches of the Lease, and Landlord shall retain all remedies for Tenant's breaches and

other non-compliance with the Lease. Tenant shall not be released from liability on this Agreement for any reason whatsoever unless specifically released by Landlord in writing. **Tenants shall pay a re-letting fee in an amount of 50% of the current rent amount. Tenant agrees that the Re-Letting Fee is not a lease cancellation fee or a buy-out fee.**

**13. PAYMENT OF FUTURE RENT.** If Tenant is in default of any provision of this Agreement, then in addition to any other rights and remedies that Landlord may have, Landlord may at Landlord's sole discretion and option, either terminate this Lease, or from time to time without terminating this Lease, re-enter and re-take possession of the Premises, with or without legal proceedings as provided for by law, and terminate Tenant's right to possession, and re-let the Premises for such terms and at such rentals as Landlord in Landlord's sole discretion may deem advisable, with the option to make alterations and repairs to said Premises. Tenant shall be liable for the cost of all the alterations and repairs, which are reasonably necessary to re-rent the Premises, the reletting expenses set forth in paragraph 12, and will pay, repay, or refund any concessions and move in discounts set forth in the Lease or any addenda, as well as any other charges or amounts due under the Lease, including but not limited to unpaid utilities, cleaning charges, or any physical damages to the Premises. If Landlord does not terminate this Agreement, upon re-letting, all rent and other sums received by Landlord from such re-letting, shall be applied, first to the payment of any monetary obligation due under the terms of this Agreement other than monthly rental installments, second, to the re-letting costs, third, to past due monthly rent installments, with the remainder, if any, to be held by the Landlord and applied as payments of future rents as the same become due and payable under this Agreement. No such re-entry or re-taking possession of the Premises by Landlord, including but not limited to, re-taking of the Premises, by abandonment, voluntary surrender of the Premises by Tenant, or the institution of forcible entry and detainer proceedings or other legal proceedings against Tenant, shall be construed as an election on the part of Landlord to terminate this Lease unless written notice of such intention be given to Tenant, or unless determination hereof be decreed by a court of competent jurisdiction. Even though Landlord may re-let the Premises without terminating this Agreement, Landlord may at any time thereafter elect to terminate this Lease for any previous breach. Should Landlord at any time expressly opt to terminate this Lease for any breach, in addition to any other remedy Landlord may have, Landlord may recover from Tenant damages Landlord may incur by reason of such breach, including the costs of recovering the Premises, including any reasonable court-awarded attorneys' fees and costs. If Tenant defaults, Landlord agrees to exercise customary diligence to re-let the Premises to minimize damages.

**Domestic Survivors – Right to Terminate.** Legally eligible Domestic Survivors may terminate this Lease without penalty in accordance with the law. Tenant may initiate a Lease termination process by submitting written notice under C.R.S. § 38-12-402(2)(a); however, termination is not effective unless Landlord receives qualifying documentation from Tenant, either with Tenant's notice or within seven (7) days of Landlord's written request.

**14. DEFAULTS AND REMEDIES.** Tenant's obligations are contained in this Agreement, any Addenda, and any applicable HOA policies, declarations, bylaws, or covenants (hereinafter collectively "the Lease Documents") regardless of whether attached to this Agreement. Tenant shall be in default if Tenant breaks, fails to observe or to perform any promise, agreement, or covenant set forth in the Lease Documents, including but not limited to, Tenant's failure to timely and fully pay any rent and other amounts due, except for late fees, abandons or vacates the Premises without fully performing all Lease covenants, or if Tenant shall make any misrepresentation. Tenant shall also be in default if any occupant, family member, children, guest, invitee, or any other person about the Premises or Landlord's property due to Tenant, or with Tenant's knowledge or consent, breaches the Lease. If Tenant defaults, Landlord shall have all remedies provided for in this Agreement and at law.

**Domestic Violence Protections and Payment Plans.** If Tenant is a victim of domestic abuse, unlawful sexual behavior, or stalking as defined by C.R.S. § 38-12-402 and § 13-40-104(4)(e), and Tenant is served with a written demand for rent under this Lease, Tenant may be eligible to request a payment plan for rent arrears. To initiate this process, Tenant must submit written notice and provide qualifying documentation under C.R.S. § 38-12-402(2)(a). If Landlord receives proper notice and documentation, and if a payment plan is authorized by law, Landlord will not proceed with eviction as long as Tenant complies with the agreed terms of the payment plan.

**15. ATTORNEY'S FEES – COLLECTION RELATED COSTS - JURY WAIVER.** Landlord and Tenant agree that any action or proceeding in which Landlord is seeking possession of the Premises from Tenant, a trial shall be heard by a court sitting without a jury. In any disputed court action where the court resolves the dispute and determines the prevailing party, the court shall also award to the prevailing party its reasonable attorneys' fees and costs and the non-prevailing party shall be liable to the prevailing party for payment of any court awarded attorneys' fees and costs. If the Landlord has filed an eviction due to Tenant's Lease breach, including breaching for non-payment of rent, regardless of the outcome or disposition by the court, Tenant agrees upon request

that the court shall make a determination who the prevailing party was in any eviction and whether any attorneys' fees and court costs sought by any party are reasonable. If for any reason the court does not make such determination in any eviction lawsuit between the parties, Tenant and Landlord agree that a court in any subsequent action between Tenant and Landlord shall make that determination. Tenant agrees that suit shall have the broadest possible meaning and includes by way of example but not by way of limitation any lawsuit, governmental agency action including but not limited to any fair housing claim, or any other proceeding, between Landlord and Tenant to enforce this Agreement, arising from this Agreement, or in any way connected with this Agreement or Tenant's tenancy at the Premises, including but not limited to litigation concerning Tenant's security deposit. Tenant agrees to pay eighteen percent (18%) interest compounded annually on all unpaid rent, amounts, or damages owed by Tenant, except for late fees, from that date of Landlord's final accounting until such time Tenant pays all outstanding amounts.

X (check if applicable) **Cap on Attorney's Fees.** The attorneys' fees and costs awarded to the prevailing party shall not exceed \$2,500.00.

**16. ABANDONMENT.** Tenant covenants to occupy the Premises and shall be in default if Tenant does not occupy the Premises on a regular, continuing, and consistent basis, unless otherwise agreed to by Landlord in writing. To the extent applicable, C.R.S., § 38-12-510 governs whether Tenant has abandoned. If Tenant abandons the Premises or vacates the Premises for any reason and leaves personal property within the Premises, including any parking spaces, garages, or storage units, Tenant intentionally, specifically, and irrevocably waives all title and interest Tenant has to such property and to the fullest extent permitted by law, grants to Landlord full authority to immediately dispose of same without notice, court order, accountability or liability. Tenant shall indemnify Landlord, and Landlord's employees and representatives, against any claim or cost for any damages or expense with regard to the removal, disposal or storage of any property, including attorneys' fees and costs regardless of who makes a claim against Landlord or any other indemnified in connection with Landlord's removal of any property. Pursuant to Colorado law, the Premises are also abandoned upon the death of a sole Tenant if (1) the personal representative of Tenant's estate notifies Landlord in writing that the estate is surrendering possession of the Premises and any remaining personal property; or (2) thirty days have passed since the death of the Tenant and (a) rent remains unpaid; or (b) substantially all of the Tenant's property has been removed.

**17. HOLDING OVER - LEASE RENEWAL.** Landlord may terminate Tenant's tenancy at the end of any term, extension, renewal, or month-to-month tenancy, in accordance with applicable law. If with the consent of Landlord, Tenant continues in possession of the Premises after expiration of the Lease Term, any extension, or renewal, this Lease shall become a month-to-month lease, subject to all of the terms and conditions of this Lease. The Lease shall then remain in effect on a month-to-month basis until terminated by either party, in accordance with the requirements set forth in any applicable provision of this Lease or applicable law. If Tenant holds over and goes month to month, Tenant will be liable for and agrees to pay a month-to-month fee in the amount **\$250.00** \_\_\_\_\_. The month-to-month fee is not rent or additional rent but consideration paid by Tenant to Landlord for the privilege of being allowed to occupy the Premises on a short-term basis without having to commit to a longer term, and Tenant having the flexibility to terminate the Agreement on notice required by this Agreement. If the parties agree to a new Lease term, Tenant will no longer be liable for paying the month-to-month fee. Tenant agrees that any unpaid sums or charges pursuant to this Lease will carry over to any renewal lease or extension agreement. If any Tenant(s) vacates the Premises, all remaining Tenant(s) agree Landlord may require the remaining Tenant(s) to submit documentation confirming the remaining Tenant(s) continue to qualify to rent the Premises before Landlord will enter into a renewal lease or lease extension agreement with the remaining Tenant(s). If either Tenant or Landlord gives notice to vacate, Tenant shall vacate on or before the date specified in the notice. If without the consent of Landlord, Tenant continues in possession of the Premises, and fails to vacate or fails to turn in any keys after expiration and termination of any Lease term, extension, or renewal, or after any notice to vacate, Tenant shall be wrongfully holding over. For any wrongful holdover period, Tenant shall pay Landlord rent in the amount of two (2) times the daily rent calculated by using the monthly rent from the preceding month.

**18. DELAY IN DELIVERY OF POSSESSION AND FAILURE TO PAY UPON LEASE START DATE.** If Landlord does not deliver possession of the Premises on or before the Lease Start Date for any reason, Landlord shall not be liable to Tenant for any damages whatsoever for failure to deliver possession on that date, but rent payable under this Lease, shall be abated on a daily basis until Landlord delivers possession to Tenant. If Landlord does not or cannot deliver possession of the Premises within seven (7) days of the Lease Start Date, Tenant may thereafter terminate this Lease by written notice prior to the date Landlord delivers possession of the Premises to Tenant. If for any reason, including but not limited to, Landlord's unilateral mistake, Tenant fails to pay any amount due under the Lease prior to moving in, Tenant shall be in default and Landlord may exercise any and all rights and

remedies under this Lease or at law including, without limitation, a ten (10) days' notice of compliance or possession, and imposition of late fees.

**19. USE AND OCCUPANCY.** Tenant covenants that the Premises are to be used and occupied by Tenant as Tenant's principal residence, solely as a private residential household, not for any unlawful purpose, and not for any other purpose whatsoever, including any business purpose that is not specifically allowed by this Lease, and by any law. Landlord disclaims that the Premises are suitable for Tenant to "work at home" and Landlord is not responsible for any loss of income, Tenant, Tenant's occupants, guests or invitees may incur resulting from or related to an inability to work in the Premises for any reason, including but not limited to noise, disruptions or repairs. Tenant shall show due consideration for others and shall not behave in a loud or obnoxious manner, interfere with, disturb, or threaten the rights, comfort, health, safety, convenience, quiet enjoyment, and use of the Premises, by Landlord, or by Landlord's agents or employees, other tenants and occupants, surrounding neighbors, and any of their guests, invitees, or the general public (collectively "others"). Tenant shall not disrupt or interfere with Landlord's business operations, or communicate with the Landlord or Landlord's representatives in an unreasonable, harassing, rude, or hostile manner, including times, manner and amount of communications, or injure Landlord's reputation by making bad faith allegations against Landlord to others. Landlord may limit Tenant to communicate with Landlord only in writing if Tenant communicates with Landlord in a rude, hostile, or unreasonable manner. Landlord may deny any Tenant access to the Premises, including by changing the locks, if any court or legal order restrains or bars a Tenant from the Premises. Tenant agrees not to permit, commit, or suffer any conduct, disorderly or otherwise, noise, vibration, odor, or other nuisance whatsoever about the Premises, having a tendency to annoy or disturb others and to use no machinery, device, or any other apparatus which would damage the Premises or annoy others. Landlord may limit or prohibit Tenant's right to photograph or video the Premises or others, including the use of camera/video doorbells. Tenant is prohibited from using drones on, in or above the Premises without Landlord's prior written consent, which may be withheld for any reason. Occupation of the Premises is subject to applicable occupancy standards determined by law and by Landlord. Only authorized occupants shall occupy the Premises. Landlord must approve any change of authorized occupants in writing prior to occupancy, except for children born or adopted during the term of the Lease, but such children are subject to applicable occupancy standards. Upon Landlord's demand, Tenant shall provide to Landlord any information necessary to establish the residence of any person who appears to be residing at the Premises in Landlord's reasonable judgment. If Landlord claims that any person residing in Tenant's Premises is an unauthorized occupant, Tenant shall bear the burden of proving in any court action or eviction proceeding that the person challenged by Landlord as an unauthorized occupant does not reside at the Premises. Tenant or any Other Person shall not register the address of the Premises or any part of the Community on any list of registered sex offenders or similar list or compilation. Tenant's failure to disclose any criminal act, including but not limited to past and unresolved criminal acts, or registering the address of the Premises or any Part of the Community on any list of registered sex offenders or similar list or compilation is a breach of this Section and this Agreement.

**20. NUISANCE.** If the Landlord receives any written nuisance complaint, cease and desist order, tickets, citations, letters, or similar demand (collectively "Nuisance") from any HOA or governmental entity regarding the Premises, Tenant shall be in default of this Agreement. Upon demand from Landlord or notice of any nuisance, Tenant shall within ten (10) days address and remedy any Nuisance and otherwise cure any Nuisance violation, including but not limited to, paying any fines, penalties, assessments, or other amounts levied, charged, or imposed by any HOA or governmental entity because of the Nuisance. Landlord may take any action necessary or required to cure or remedy any Nuisance, including but not limited to, barring or trespassing any individuals from entering any portion of the Premises. Tenant will not permit any barred or trespassed individuals onto the Premises. Tenant acknowledges that a legal demand or trespass notice delivered to Tenant by either personal service or posting on Premises is proper notice that an individual, guest, relative, or any other party has been trespassed or barred from Premises. Tenant shall pay or reimburse Landlord all costs, damages, sums, or other amounts, including reasonable attorneys' fees and costs incurred by Landlord, levied or assessed against the property or Landlord because of Tenant.

**21. MAINTENANCE OF PREMISES BY LANDLORD. Every tenant is entitled to safe and healthy housing under Colorado's warranty of habitability and a landlord is prohibited by law from retaliating against a tenant in any manner for reporting unsafe conditions in the tenant's residential premises, requesting repairs, or seeking to enjoy the tenant's right to safe and healthy housing.**

Landlord shall be responsible for all exterior repairs and maintenance to the Premises except as otherwise specifically set forth in this paragraph and paragraphs 22 and 23. Landlord shall be responsible for all interior, non-routine maintenance, repairs, and replacements, and for repairs and maintenance required by law. Tenant

acknowledges the existence of an operating smoke detector and carbon monoxide alarm in the rental unit. These safety devices have been installed in accordance with the manufacturer's published instructions and Tenant understands that these devices have been provided to help ensure the Tenant's safety, but must not be considered a guaranty of safety. Tenant agrees to keep, test, replace batteries, if necessary, and maintain both safety devices in good repair. Batteries may not be removed from the smoke detector or carbon monoxide alarms, unless inspection and/or maintenance of the devices make it necessary to do so. Tenant further agrees to give immediate written notification to Landlord if the safety devices malfunction or are missing. These responsibilities are in effect throughout Tenant's occupancy.

**22. MAINTENANCE OF PREMISES BY TENANT.** Tenant shall use customary diligence in maintaining and not damaging the Premises. Regardless of whether Tenant is responsible for making any repair or performing any maintenance, Tenant shall always be liable to Landlord for the cost of any repair or maintenance caused by Tenant. Tenant shall keep the yard free from all litter, dirt, debris, and any other obstruction. Tenant shall be responsible for all routine maintenance repairs and replacements to the interior of the Premises. Tenant shall maintain the Premises in a clean, sanitary, neat, safe, fit, habitable, and undamaged condition. Tenant shall not permit any unlawful or wasteful activity on the Premises, and shall comply with all applicable laws, including but not limited to, building codes and laws regarding public health and safety. Tenant shall dispose of all ashes, rubbish, garbage, and any other waste in a clean and safe manner on a regular basis. Tenant must use plumbing fixtures and facilities, electrical, sanitary, heating, ventilating, air conditioning, and any other mechanical systems and appliances in a safe and reasonable manner, and in the manner and for the purposes for which they were designed. Toilets and sinks are to be used only for the purpose for which they are intended. As of the date of this Agreement, Landlord warrants that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. The sewage drains will not accept things such as diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, wipes, balls of hair, grease, oil, table scraps, coffee grounds, cat litter, dental floss, clothing, rags, sand, dirt, rocks, or newspapers. Tenant agrees to pay for clearing the drains of any and all stoppages of toilets, sinks and garbage disposals or repairs, except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God. Please use a drain filter to save unnecessary time and money with repairs. Without Landlord's prior written consent, Tenant shall not: make any alterations to the Premises, place stickers, deface or permit the defacing of any part of the Premises; use or install any shades, awnings or window guards; install, change, or remove any existing alarm systems, locks, air-conditioning units, space heaters, antennas, additional phone or cable TV outlets, satellite dishes or additional fixtures. Tenant shall not drill any holes into the walls, woodwork, or floors of the Premises. If Tenant makes or installs any decorations, alterations, additions, or fixtures without Landlord's prior written consent, Tenant agrees to remove, correct, repair, or replace at Tenant's expense. In order to prevent damage to the Premises and to, among other things, retard and prevent mold and mildew in humid conditions and to avoid freezing pipes in cold weather, Tenant shall at all times provide appropriate or reasonable heating, climate control, ventilation, and lighting in the unit based on the circumstances. For similar reasons and others, Tenant shall promptly notify Landlord of any air conditioning or heating malfunctions, visible moisture accumulation, mechanical problems, plumbing problems, water leakage, or mold growth.

**23. LANDSCAPING. [ ] (Check this box if Tenant is not responsible for maintenance of the landscaping)**

Tenant agrees to water, fertilize, mow, trim, and maintain all the lawns, trees, plants, flowers, and shrubs at the Premises in a condition satisfactory to Landlord and in compliance with local ordinances, community policies, covenants, and HOA rules and bylaws. Tenant shall keep sidewalks and driveways free of snow and ice, and comply with all laws regarding the same, within twenty-four (24) hours of snowfall. Landlord will perform maintenance and repair of sprinkler systems. Tenant shall disconnect any hoses from faucets before first freeze each year to prevent freezing and other damage. If Tenant fails to remove any hose, Tenant shall be responsible for all resulting damages. If Tenant fails to maintain the landscaping in satisfactory condition, after inspection and written warning from Landlord, proper personnel will be hired by Landlord to maintain the landscaping at the Tenant's expense. Tenant agrees that failure to maintain the landscaping for any reason, including but not limited to, as a result of neglect, pets, etc., is not "normal wear and tear." Upon Landlord retaking possession of the Premises, if the landscaping is not in the same or better condition as of the time Tenant first took possession, Tenant shall be responsible for all labor and materials to return the Premises' landscaping to said condition.

**24. REPAIRS AND MALFUNCTIONS.** For any repair that is the Landlord's responsibility, Tenant shall promptly request in writing any repairs to be made to the Premises or its fixtures, alarm devices, and other equipment that belong to Landlord, except in the case of emergency when oral requests for repairs to the Landlord will be accepted. Tenant shall always pay Landlord on demand, for repairs made to Premises that were necessitated by Tenant's conduct, regardless of whether any conduct necessitating any repair was intentional or negligent. If Landlord

authorizes Tenant to make a repair, all repairs or maintenance that are Tenant's responsibility shall be done or performed in a competent and workmanlike manner, whether such repairs or maintenance are performed by Tenant or other person selected by Tenant. Tenant shall save and hold harmless the Landlord from any liability arising from Tenant's repairs or maintenance, including but not limited to injury to person or property caused by any act or omission of Tenant, Tenant's family, invitees, guests, occupants or their respective servants, assignees and trespassers. Landlord shall have the right to make any repair or perform any maintenance that is Tenant's responsibility, if Tenant fails to make any repair or perform any maintenance required under the terms of this Agreement within ten (10) days written demand by Landlord. If Landlord makes any repair or performs any maintenance on Tenant's behalf, Landlord shall have the right to charge Tenant for such repairs or maintenance.

**25. REPAIR NOTIFICATION.** In any circumstance or situation which involves immediate, imminent, or substantial risk of harm or damage to property or person, their health or safety, Tenant shall notify Landlord immediately of any such circumstances, situation, malfunction, or necessity for repair. **Tenant can mail or personally deliver written notice of an uninhabitable condition to the following address: 357 S. McCaslin Blvd #200 Louisville, CO 80027\_\_, by email at the following email address: terri@integrityrealtymanagement.com\_\_, or through Landlord's online tenant portal or platform with a web address of: <https://integrityrealtymanagement.com/>**  
**El inquilino puede enviar por correo o entregar personalmente un aviso por escrito de una condición inhabitable a la siguiente dirección: 357 S. McCaslin Blvd #200 Louisville, CO 80027\_, o por correo electrónico a: terri@integrityrealtymanagement.com , o a través de nuestro portal o Plataforma para inquilinos en línea por nuestra página de web: <https://integrityrealtymanagement.com/>**

After any request for repair by Tenant, or during the making of any repair by Landlord, the Lease shall continue in full force and effect and the rent shall not abate during any such period, unless required by law. In making any repair or maintaining the Premises or property, Landlord may temporarily turn off equipment and interrupt utilities to the Premises or property, or temporarily take any additional action reasonably necessary, in Landlord's sole and absolute discretion, to effect the repair or perform the maintenance, and to avoid damage to the property or the Premises, all without any liability to Tenant whatsoever.

**26. MECHANIC'S LIENS.** For any mechanic's lien that is recorded against the property because of Tenant's actions or inactions, Tenant agrees to promptly resolve such lien by payment, bonding or other remedy, such that the lien is released with the applicable clerk and recorder's office, within ten (10) days after written request by Landlord, and shall indemnify Landlord against losses arising out of any such claim or claims including, without limitation, reasonable attorneys' fees and costs of court.

**27. LIABILITY - RENTER'S INSURANCE.** BECAUSE TENANT IS NOT COVERED BY LANDLORD'S INSURANCE AND BECAUSE OF THE RISK ASSUMED BY TENANT UNDER THIS LEASE AND SECTION, LANDLORD **REQUIRES** TENANT TO SECURE ADEQUATE RENTER'S INSURANCE AND LIABILITY INSURANCE TO INSURE AND PROTECT TENANT AGAINST RISK OF LOSSES.

Tenant, Tenant's family, occupants, guests, invitees, or any person entering on or about the Premises due to Tenant (hereinafter collectively "Tenant") assume any risk(s) whatsoever of damage or injury, whether to person or property, loss, or destruction of property, in connection with Tenant's occupancy of the Premises or in association with Tenant's use of the Premises (hereinafter "Risks"). Such Risks include but are not limited to damage or injury caused by third parties, fire, smoke, water, water leaks, ice, snow, lightning, explosions, mold, infestation, theft, vandalism, weather or natural elements, interruption of heating/cooling, utilities, and plumbing systems. Landlord has no duty to remove any ice, sleet, or snow. Tenant agrees that all property kept in the Premises shall be at the risk of the Tenant. To the greatest extent permitted by law, Landlord shall not be liable to Tenant, even for negligent acts or omissions of Landlord or Landlord's representatives, for any damage or injury, whether to person or property, loss, or destruction to Tenant's property, including but not limited, to any damage or injury, whether to person or property, loss, or destruction of property sustained by Tenant from any cause, including but not limited to, the causes and risks set forth herein. To the greatest extent permitted by law, Tenant agrees to indemnify and hold Landlord and Landlord's agents harmless and indemnify them against and from any lawsuit, loss, cost, expense, damage, or claim including reasonable attorneys' fees and costs arising from, relating to, or resulting from any injury, whether to property or to person, whether to Tenant, Tenant's family, occupants, guests, invitees, animal, or any person entering the Premises, or relating to or arising from any act of negligence of Tenant, Tenant's occupants, guests, invitees, or

animals, or any person on the Property as a result of Tenant. This indemnification shall survive the termination or expiration of the Lease. Tenant and Landlord mutually waive any insurance subrogation rights or claims against each other, their agents, and their insurers. No employee, Landlord, or management company is personally liable for any of Landlord's contractual, statutory, or other obligations merely by virtue of acting on behalf of Landlord. All provisions regarding Landlord's non or no-liability and no-duty apply to Landlord's employees, Landlord's agents, and management companies. If Tenant is required to secure renter's/liability insurance and fails to obtain and maintain adequate renter's/liability insurance at all times that Tenant is occupying the Premises, Tenant's failure shall constitute a material breach of this Lease. To avoid such a breach, Tenant agrees that Landlord may, but is not required to, purchase at Tenant's expense, a policy of standard coverage that meets such insurance requirements. Tenant also agrees that the cost of any insurance purchased by Landlord for Tenant, including a monthly \$10 insurance administrative fee, shall be charged to Tenant.

**28. LANDLORD'S ACCESS.** Unless modified by applicable law, Landlord shall have the right to enter the Premises, with notice when practical, without notice when not practical, at any reasonable time to examine, inspect, repair, show, for any statutorily required purpose, or for any other legitimate or necessary purpose which Landlord determines in its sole discretion. Tenant agrees that Landlord is not required to provide Tenant with 48-hours' notice for the inspection and treatment of bed bugs. To promote customer service and to ensure compliance with Landlord's legal requirements, all inspections and maintenance inside the Premises may be recorded. No entry by Landlord shall constitute an eviction in whole or in part at any time, nor shall Landlord be liable to Tenant for any inconvenience or discomfort, and the rent shall not abate during any period that Landlord enters. Landlord may enter, regardless of whether Tenant is present, by duplicate key, or other means when necessary or in the event of an emergency. Landlord may deny any Tenant access to the Premises, including by changing the locks, if any court or legal order restrains or bars a Tenant from the Premises. Tenant agrees that Landlord shall have the right to show the Premises to prospective tenants at reasonable times for a period of sixty (60) days prior to the expiration of tenancy, based upon either Landlord's or Tenant's written notice to vacate. Tenant agrees to keep the Premises in a clean and showable condition during the 60-day period of the notice to vacate. During this 60-day period, Landlord may install a key box at the Premises for the purpose of showing prospective tenants the Premises. Landlord retains the right to place on the Premises a sign advertising the Premises for rent or for sale during the term of Tenant's tenancy. Landlord shall, whenever practical, give Tenant twenty-four hours prior notice of intention to enter the Premises for the purpose of showing the Premises to prospective tenants.

**29. ASSIGNMENT.** Landlord may assign this Lease. Tenant shall not assign this Lease, sublet the Premises, or any part thereof, without the prior written consent of Landlord, which consent may be withheld in Landlord's sole and absolute discretion. Tenant is prohibited from subletting or renting, or listing or advertising for subleasing or rental, all or any portion of the Premises to a third party, whether for an overnight use or longtime duration, with or without compensation, including overnight stays arranged on Airbnb.com or similar forums.

**30. JOINT AND SEVERAL LIABILITY.** Each person executing this Lease is fully and personally liable and obligated for promises, covenants, and agreements in this Lease, including but in no way limited to, the promise to pay any and all rent and other amounts. In the event of default, Landlord may enforce their rights under this Lease against each person individually, or against all the persons.

**31. PETS-ANIMALS.** Tenant shall not be allowed to have or bring, even temporarily, any animal (including mammals, reptiles, birds, fish, rodents, or insects) anywhere in the Premises at any time, except by prior written consent of Landlord. If Landlord agrees to permit Tenant an animal ("pet"), both Tenant and Landlord must sign a separate pet agreement or addendum. Landlord may require Tenant to complete an online registration for the animal. If the Premises are located in the City and County of Denver and Landlord approves for Tenant to have a pit bull on the Premises, Tenant must have a valid Breed-Restricted Permit for the pit bull. Tenant's bringing into or onto the Premises or the keeping or possession of any animal for any duration without Landlord's written consent shall constitute a violation of this Lease. In any action brought by Landlord to enforce this paragraph, Tenant shall bear the burden of proof regarding any pet's status or removal.

**32. NO SMOKING.** Smoking, including but not limited to tobacco products, pipes, cigarettes, e-cigarettes, hookahs, vaping, in the Premises is not allowed. If Tenant, Tenant's occupants, guests or invitees smoke within the Premises, Tenant shall be responsible for all resulting costs and damages. Tenant understands and agrees that any damage caused by or related to cigarette, pipe, cigar, or other smoking shall not constitute ordinary wear and tear. For example, Tenant agrees that costs for painting and for removal of smoke odor are not normal wear and tear. Tenant shall at all times be solely responsible ensuring that Tenant's occupants, guests and invitees are aware of Landlord's no smoking policy.

**33. CASUALTY, CONDEMNATION, OR EMINENT DOMAIN.** If the Premises or any part of the Premises is destroyed or damaged due to fire, explosion, by any other casualty, or for any other reason, or if the Premises or any part of the Premises become unsafe, hazardous, or uninhabitable as defined by applicable statutes, Landlord or Tenant in accordance with applicable law may either terminate this Lease, or Landlord may repair the Premises. Rent shall not abate unless required by law. If the damage or casualty event is due to the negligence or intentional conduct of Tenant, Tenant's occupants, guests or invitees, the rent shall not abate or prorate, and Tenant shall be liable to Landlord for any amounts due under this Lease, plus all damage caused by such negligent or intentional conduct. Except as required by law, Landlord has no obligation to provide suitable substitute accommodations, nor is Landlord liable for any other expense, damage, or inconvenience suffered by Tenant. Tenant understands that this is the purpose of renter's insurance. For this reason, Landlord [ ] recommends [ X] requires Tenant to obtain alternative living accommodation renter's insurance coverage. If the whole or any part of the Premises is taken by governmental authority under eminent domain for any public or quasi-public use or purpose, then the Lease Term will terminate on the date when possession of the part so taken is required for such use or purpose. All damages awarded for such taking will belong to and are the property of Landlord.

**34. FORCE MAJEURE.** Landlord shall not be liable for any failure or delay in performing any of their respective obligations under this Lease when such failure or delay is caused by events beyond the reasonable control of Landlord, including but not limited to acts of God, war, terrorism, civil commotion, labor disputes, strikes, pandemics, governmental orders or regulations, embargoes, fire, flood, or other natural disasters ("Force Majeure Event"). The time for performance of any obligation shall be extended for the period during which performance is prevented due to the Force Majeure Event. Notwithstanding the foregoing, a Force Majeure Event shall not relieve Tenant of its obligation to pay Rent or other sums due under this Lease, unless such payment is specifically excused by applicable law or a written agreement between the parties.

**35. VEHICLES AND PARKING.** Notwithstanding anything to the contrary, Tenant agrees that Landlord shall have the exclusive right and power to regulate and control any aspect of motor vehicles (includes cars, trucks, motorcycles, RVs, trailers, etc.) and parking at the Premises at any time. Landlord's right and power includes but is not limited to the right but not the obligation to assign or designate parking spaces. Motor vehicles include but are not limited to cars, trucks, motorcycles, RVs, trailers, etc. No recreational or commercial vehicles, trailers, boats, or campers shall be stored or parked on the Premises or the Property at any time without prior written consent of Landlord. Changing oil or performing mechanical repairs is prohibited. Any vehicle that in Landlord's reasonable determination is: unsightly, unsafe, unauthorized, prohibited, unlicensed, abandoned, improperly parked, illegally parked, wrongfully parked in a reserved or designated space or handicap space without proper authorization, parked in fire lanes, impedes traffic, leaks, is inoperable, belongs to any Tenant or occupant that has surrendered or abandoned possession of the Premises, etc. is not permitted and may be booted or towed in accordance with state towing laws; towing may occur without notice in applicable circumstances. Motorcycles are to be parked only in driveway or on the street and are not permitted on the sidewalks, in landscaped areas, or in any building at any time. Vehicles with excessively loud exhaust systems, including cars and motorcycles, are not permitted on the Property. Tenant agrees that Tenant's use of any parking facility, area, or space is at Tenant's sole and exclusive risk. Landlord may, in accordance with state law, relocate any vehicle as necessary to complete repairs on the Property. To the fullest extent permitted by law, if Landlord tows any vehicle, Tenant shall be liable for and pay Landlord or any other person all costs and expenses incurred or associated with any towing, and Tenant agrees to hold Landlord harmless and indemnify Landlord if any towing of any vehicle of Tenant, occupant, or guest is required.

**36. NON-WAIVER.** No Waiver of any term, provision or condition of this Lease, or Landlord's failure to insist upon strict compliance with the terms of this Lease in any one or more instances shall be a further or continuing waiver of any such term, provision or condition, or as a waiver of any other term, provision, condition or right under this Lease, or a waiver of Landlord's right to act on any current or future violation by Tenant, or to make any current or future demand for payment of any amounts due under this Lease. Tenant's obligation to pay any rent, or any other amounts shall not be waived, released, or terminated by Landlord's service of any notice, demand for possession, or institution of any forcible entry and detainer action which may result in a termination of Tenant's right of possession. During any period that Tenant has been served with, is under, or subject to a demand for compliance for breach of any non-monetary covenant, Tenant agrees to pay rent or any other amounts due, and Landlord may accept any such payments and Landlord's acceptance of the same shall not be a waiver of Landlord's rights on any notice or demand for non-compliance for breach of a non-monetary covenant. When Landlord's consent is required, Landlord's consent in one or more instances shall not be deemed continuing consent or relieve Tenant of obtaining Landlord's consent in the future.

**37. FAIR HOUSING.** Landlord is dedicated to honoring federal, state and local fair housing laws. Landlord will not discriminate against Tenant because of their race, color, religion, national origin, familial status, disability, sex,

sexual orientation, gender identity, immigration/citizenship status, or military/veteran status. C.R.S. § 24-34-502(1) prohibits source of income discrimination and requires a non-exempt landlord to accept any lawful and verifiable source of money paid directly, indirectly, or on behalf of a person, including income derived from any lawful profession or occupation and income or rental payments derived from any government or private assistance, grant, or loan program. Accommodations and modifications will be permitted and made in accordance with, and as required under, such fair housing laws. Prior to the making of any modifications, Tenant and Landlord may be required to enter into a modification agreement to govern the approval and implementation of any modifications. Landlord requests that Tenant make all requests for reasonable accommodations and modifications in writing.

**38. SUBORDINATION.** This Lease and all rights of Tenant hereunder are and shall be subject and subordinate to any mortgage, deed of trust, or other security interest (collectively, "Mortgage") which now or hereafter encumbers the Premises or the property of which the Premises are a part, and to all renewals, modifications, consolidations, replacements, and extensions thereof. Tenant agrees to execute any documents reasonably requested by Landlord or any Mortgagee to confirm such subordination.

**39. ENTIRE AGREEMENT – WAIVER – MISTAKE - ELECTRONIC SIGNATURES - SEVERABILITY.** This Lease contains the entire Lease between the Landlord and Tenant and may not be modified in any manner except by an instrument in writing signed by both Tenant and Landlord. Tenant acknowledges that neither Landlord nor any of Landlord's representatives have made any oral promises or representations not contained herein, and that Landlord's agents have no authority to waive, amend, modify, or terminate this Lease or any part of it, unless in writing, and no authority to make promises, representations, or Leases that impose any duties or obligations on Landlord unless in writing. In filling out, processing, and completing this Lease some clerical, scrivener, human, computer and/or mathematical errors may occur. In the event of any such errors or mistake and regardless of who made the mistake, Tenant agrees to cooperate with Landlord to execute or re-execute any document necessary to correct any such mistake or error upon demand by Landlord. This Lease may be executed and delivered by electronic means, including by electronic signature or scanned copies of signatures sent via email or other electronic means. Landlord and Tenant agree that such signatures shall be deemed to be original and fully enforceable for all purposes, and this Lease may be maintained in electronic form and shall be considered an original document. Invalidation of any one of the foregoing provisions, covenants, or promises by judgment or court order shall in no way affect any of the other provisions, covenants, or promises contained in this Agreement which will remain in full force and effect. No provision, covenant, or promise contained in this Agreement shall be deemed invalid or unenforceable because such provision, covenant, or promise does not provide for or grant Landlord or Tenant equal or reciprocal rights.

**40. CONTACTING YOU.** Tenant consents to receive calls and text messages from Landlord, its agents, or service providers at any telephone number provided by Tenant, including through the use of an automated telephone dialing system or prerecorded voice messages, for purposes related to the tenancy, including but not limited to maintenance, rent reminders, and other notifications. Tenant understands that message and data rates may apply, and that this consent is not a condition of renting the Premises. Tenant may revoke this consent at any time by notifying Landlord in writing.

**41. ADDENDUMS.**

The following attached documents hereby become additional provisions to this Lease when checked:

Move-In/Move-Out Inspection Checklist

Drug-Free / Crime-Free Addendum

Mold Prevention Addendum

Lead-Based Paint Disclosure

Asbestos Disclosure

Pet Addendum

Radon Addendum

Denver Tenant Rights & Resources Pamphlet (only in the City and County of Denver)

Boulder Ordinance Disclosure (only in the City of Boulder)

**42. BINDING EFFECT.** This Lease shall be binding upon and inure to the benefit of Landlord and Tenant and their respective successors and assigns. This Lease shall be construed under Colorado law. Section headings are inserted only for convenient reference and do not limit, define, or prescribe the scope of this Lease, or any attachment to this Lease. By executing below, each Tenant represents that he or she is of legal age and has the required capacity to enter into this binding Lease. Landlord shall not be legally bound by this Lease until Landlord has delivered an executed copy to Tenant. However, Tenant's execution shall constitute an offer to lease the Premises pursuant to the

terms of this Lease, which offer shall remain irrevocable for a period of seven (7) days after the date of execution by Tenant.

**43. ADDITIONAL PROVISIONS.** \_\_\_\_\_

**44. ACKNOWLEDGEMENTS; COPY OF LEASE.** By signing this Lease Contract, Tenant acknowledges that:

(a) Tenant received a disclosure from Landlord about Landlord's application fees prior to Tenant submitting a rental application; (b) Tenant received a receipt from Landlord for any application fees and deposits Tenant paid at the time of Tenant's application; and (c) Tenant received any statutorily required disclosures from Landlord regarding any known pest control issues affecting the Premises. Tenant agrees that if Tenant fails to notify Landlord within ten (10) days of executing this Lease that Tenant did not receive a copy of the fully executed Lease from Landlord, Tenant's failure to notify Landlord shall be considered Tenant's acknowledgment of receiving a copy of the fully signed Lease.

*Signatures follow on the next page.*

THIS LEASE CONSTITUTES A LEGALLY BINDING CONTRACT ENFORCEABLE BY LAW AND HAS IMPORTANT LEGAL CONSEQUENCES. PARTIES TO THIS CONTRACT SHOULD CONSULT LEGAL COUNSEL BEFORE EXECUTION. EXECUTION BY THE PARTIES ACKNOWLEDGES FULL ACCEPTANCE OF ALL THE TERMS AND CONDITIONS CONTAINED HEREIN.  
IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date set forth below.

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Owner/Agent for Owner Date