



THE VARSITY TOWNHOMES RESIDENTIAL LEASE: 2021-2022

THIS IS A RESIDENTIAL LEASE. IT IS A LEGALLY BINDING CONTRACT BETWEEN THE LANDLORD, THE LANDLORD'S AGENT, THE TENANT, AND HIS/HER GUARANTOR. THE TENANT AND GUARANTOR SHOULD READ THIS LEASE CAREFULLY. THIS RESIDENTIAL LEASE CONTAINS WAIVERS OF YOUR RIGHT AS A TENANT. THE TENANT SHOULD NOT SIGN THIS LEASE UNTIL HE/SHE UNDERSTANDS ALL OF THE AGREEMENTS OF THIS LEASE.

THIS LEASE is made on _____.

The Landlord or Landlord's Agent hereby agrees to Lease to the Tenant, and the Tenant hereby agrees to Lease from the Landlord or Landlord's Agent, the Leased Premises described below pursuant to the terms and conditions specified herein:

LANDLORD: College Town Communities, 120 Wilbur Street, Newark, DE 19711

PROPERTY: The Varsity Townhomes, 120 Wilbur Street, Newark, DE 19711

TENANT(S): _____ (WHEN MORE THAN ONE, COLLECTIVELY, "TENANT")

1. **LEASED PREMISES:** The Leased Premises are those premises described as: a _____-style apartment located at The Varsity Townhomes, 120 Wilbur Street, Newark, DE 19711.

At Landlord's option, Management may not assign a rental space at the time of the execution of this Lease. To the extent practical, in Landlord's sole judgment, Landlord will try to honor requests for a specific apartment. However, Tenant expressly understands and agrees that Landlord's failure to assign a rental space at the time of execution of this Lease will not relieve Tenant of his or her responsibilities under this Lease.

2. **LEASE START AND END DATES:** _____ ("Commencement Date") and _____ ("Expiration Date")

The term of this Lease automatically expires at 12:00 Noon on the Expiration Date. Lease extensions may only be granted with Landlord approval, and all other sections of the Lease will remain unchanged and in full force and effect. Tenant may not reduce the length of a lease term. This lease does not automatically renew.

3. **RENT PER INSTALLMENT:** The rental amount for the Leased Premises is _____ per monthly installment as summarized in Section 7, "Summary of Monies Due," in this Lease.

Payment for the First and Final Installments is due June 1, 2021. If Lease is signed after June 1, 2021, payment for the First and Final Installments is due in full at lease signing. All other rent due dates apply as noted in this Lease. For each installment thereafter, rent is due without demand on the first (1st) of the month.

Rent may be paid electronically via eCheck or credit/debit card at the Resident Portal at www.CollegeTownCommunities.com. For all payments made electronically, transaction fees may apply as stipulated by the issuing bank and/or credit card issuer.

Check and money order payments should be made payable to "Foxcroft Investors, L.P." and sent to the Landlord's address listed above during normal business hours. Rent will not be prorated for partial months. Landlord need not give notice to the Tenant regarding the Tenant's obligation to pay rent.

4. **LATE AND RETURNED CHECK FEES:** If Tenant fails to pay rent by the fifth day of the month in which rent is due, Tenant shall pay a late fee equal to five percent (5%) of the total monthly rental amount in addition to the rental payments set forth herein.

Eviction proceedings will begin on the twenty-first (21st) day of the month if payment is still outstanding. Tenant agrees to pay a fee of \$50.00 for any check that is not honored by the bank. Landlord reserves the right to require future rent

payments to be in the form of money order or certified check. Rent is payable for the entire term of the Lease, regardless of whether Tenant vacates the premises before the ending date for any reason including, but not limited to, withdrawal or transfer from school, loss of job, loss of co-residents, poor health, or financial aid issues. At Landlord's option, Landlord can accept a partial payment of rent, but Landlord does not waive the right to collect and enforce the payment of the remainder.

All fines, utility overages, and fees such as returned check charges, etc. are considered "Rent" and must be paid within ten (10) days of notification. Failure to make full payment in a timely manner may result in additional late fees.

5. **SECURITY DEPOSIT: No Security Deposit is due or will be held for this Residential Lease.** Tenant is responsible for any costs related to damages and cleaning charges assessed after surrender of possession. Any such charges will be sent as an itemized statement to Tenant within twenty (20) days of surrender of possession. Payment by Tenant to Landlord for damage and cleaning charges is due within ten (10) business days of receipt of charges.
6. **ADMINISTRATIVE FEE: Upon Tenant's execution of this Lease, each Tenant (individually, not collectively) must pay a \$299.00 non-refundable Administrative Fee.** The Administrative Fee holds the apartment for Tenant until Tenant takes occupancy.
7. **SUMMARY OF MONIES DUE:** Tenant acknowledges the following sums must be paid on or before the due date as described below:

Charge	Amount	Due Date
Administrative Fee	\$299.00	Per person, due at lease signing (individually, not collectively)
Installments 1 of 12 and 12 of 12	\$ _____	Per unit, due on or before June 1, 2021; if Lease is signed after June 1, 2021 both the First and Final Installments (Installments 1 and 12) are due in full at lease signing.
Installment 2 of 12	\$ _____	September 1, 2021
Installment 3 of 12	\$ _____	October 1, 2021
Installment 4 of 12	\$ _____	November 1, 2021
Installment 5 of 12	\$ _____	December 1, 2021
Installment 6 of 12	\$ _____	January 1, 2022
Installment 7 of 12	\$ _____	February 1, 2022
Installment 8 of 12	\$ _____	March 1, 2022
Installment 9 of 12	\$ _____	April 1, 2022
Installment 10 of 12	\$ _____	May 1, 2022
Installment 11 of 12	\$ _____	June 1, 2022
*Installment 12 of 12 paid in advance of move-in.		

8. **UTILITIES AND SERVICES: The following utilities are included in this Lease: water, sewer, refuse removal, snow removal, lawn care, and cable and Internet.**

Tenant will pay electric. Prior to move-in, Tenant must transfer electric service into Resident's name through the City of Newark before the Lease Commencement Date. Proof of an active account established in Tenant's name(s) must be submitted prior to or at move-in. Proof of an active account must be in the form of an Account Number; a service request confirmation number is not sufficient. Electric account must be kept current with the City of Newark, and electric service must remain in place throughout the term of the Lease. A \$35 processing charge will be applied for every utility bill processed by Landlord after Lease Commencement Date.

All utilities and utility overages are considered "Rent" and must be paid within ten (10) days of notification. Failure to make full payment in a timely manner may result in additional late fees.

All utilities are expected to be within a normal range, and the Tenant is expected to live responsibly and monitor all utility use. The Tenant is responsible for excessive charges, if experienced, for each utility included in this Residential Lease. The Tenant will be charged for the following, and payment should be included in the next month's rent: water & sewer in excess of \$40 per month and refuse charges for bulk item removal, which needs to be scheduled with Management. Such payments will be considered additional rent. Landlord is not liable for any losses or damages Tenant incurs as a result of outages, interruptions, or fluctuations in utilities provided to Tenant's apartment unless such loss or damage was the direct result of gross negligence of Management or its employees. It is the Tenant's responsibility to contact Management immediately about any strange noises or smells associated with plumbing, heating, or electrical systems.

It is the Tenant's responsibility to pay for and pick up any additional cable or Internet services/equipment ordered outside the standard package offered by College Town Communities and to return their cable and Internet equipment to the provider on or before lease expiration date.

9. **RENTER'S INSURANCE:** In order to protect Tenant, Tenant's belongings and Tenant's liability for other Tenants' belongings, Renter's Insurance is **mandatory** for all Tenants of properties managed by College Town Communities. Renter's Insurance must be active for the entire term of the Lease. Tenant has two options for purchasing insurance. 1.) Tenant can purchase Renter's Insurance directly through the College Town Communities approved carrier as part of the application process within the Applicant or Resident Portal. Or, 2.) Tenant can secure his/her own Renter's Insurance through a qualified agent. Landlord or any employee of Landlord is not an insurance agent. Tenant should only consult a qualified insurance agent for information about any policy purchased.

Minimum Policy Requirements:

Personal property:	\$20,000 minimum
Personal liability:	\$100,000 minimum
Medical payment to others:	\$1000 minimum
Deductible:	\$500 minimum

A copy of the policy's Declarations Page or a Certificate of Insurance must be provided to Landlord prior to Tenant taking possession of Leased Premises. This Declaration Page or Certificate of Insurance must list College Town Communities and/or the name of Tenant's apartment community as an additional interest. Policy information must be updated online into the Tenant's Applicant or Resident Portal account prior to move-in. Further, Tenant hereby authorizes Landlord, at its sole discretion, to obtain \$100,000 in liability (includes \$20,000 personal property protection) coverage through a provider of the Landlord's choosing on Tenant's behalf, if for any reason and at any time, Tenant fails to maintain an active renter's insurance policy. Tenant will be provided with a copy of the Declarations Page or Certificate of Insurance from that forced policy. Tenant will be required to pay the monthly premiums for the coverage as additional monthly rent under the terms set forth in Section 3, "Rent," of this Lease. These forced, mandatory monthly premium charges will continue until the end of the Lease Term. A one-time administrative fee of \$50 will be charged to Tenant for processing of the forced Renter's Insurance policy.

If Tenant chooses to renew or extend this Lease, Renter's Insurance must be active for the entire period during which Tenant lives in the Leased Premises and/or Tenant's property is stored in the Leased Premises.

10. **INSPECTION OF LEASED PREMISES:** It is the responsibility of the Tenant to conduct a thorough walkthrough of the Lease Premises at move-in and to note on the Move-in Review provided by Landlord any imperfection, damage, or maintenance issue. The Move-In Review must be submitted in person to Landlord within 48 hours of receiving the key. Failure of Tenant to provide this inspection report will indicate that Tenant has accepted the Leased Premises in its current condition and that the Leased Premises is in good, habitable, and acceptable condition as of the date of occupancy.

Two periodic inspections throughout the year may be conducted to assess the condition of Tenant's apartment. Damage to Tenant's bedroom and its furnishings are Tenant's sole responsibility; damage to the common areas and its furnishings and appliances are the joint and several responsibility of all Tenants of the Apartment. If Tenant is not proactive in contacting Management about known damage for any reason, Tenant can be associated with charges relating to that damage.

11. **SURRENDER OF POSSESSION:** Possession of the Leased premises is deemed to be delivered to Landlord when the move-out date has passed and no one is living in the Leased apartment/bedroom. Upon move-out, Tenant must:
- Ensure that the apartment, including all appliances, fixtures, and furnishings, is cleaned to the satisfaction of Landlord;
 - Ensure that all debris, rubbish, and garbage have been removed and placed in appropriate outdoor receptacles;
 - Return all keys and parking decals;
 - Provide Landlord, in writing, with a current and legible forwarding address;
 - Ascertain that Tenant is not in default or breach of this Lease.

When all of these conditions have been met to the satisfaction of the Landlord, Landlord will inspect the Leased Premises. Should there be an outstanding balance remaining after surrender of possession, any costs for cleaning and/or labor and materials for repairs beyond normal wear and tear along with outstanding late charges, fines, utility overages, and/or delinquent/additional rent will be sent as an invoice to the Tenant at the forwarding address provided by Tenant. If Tenant has agreed in writing at move-in that all financial correspondence be conducted electronically, Landlord will email to the address on file notice of the Landlord's intention to collect unpaid charges. Payment for cleaning, repair, and other outstanding charges is due from Tenant to Landlord within ten (10) days of receipt of invoice.

12. **DEFAULT / ABANDONMENT:** Tenant cannot cancel a fully-executed Lease. If Tenant defaults in payment of rent or any other term or condition of this Lease, Landlord may give Tenant written notice to cure such default. If Tenant fails to cure such default within ten (10) days of receiving notice, Landlord may elect to terminate the Lease, re-enter the Leased Premises and remove the Tenant and all other occupants and their possessions. Any costs incurred by the Landlord in enforcing these rights shall be deemed additional rent. If Landlord pursues eviction, processes and procedures followed will be in accordance with those set forth by the local Magisterial District Court.
13. **ACCELERATION:** In the event of a default by Tenant under this Lease, Landlord may declare the entire balance of all Rent and all other sums, including any fees herein agreed to be paid by Tenants during the Lease term to be due and payable at once, the same as if such payments were due in advance upon the commencement of the Lease Term.
14. **FAILURE TO TAKE POSSESSION BEFORE LEASE COMMENCEMENT DATE:** If Tenant fails to take possession of the Leased Premises at any time between the date of lease execution up to and including the date the lease term is to begin, Tenant will forfeit any monies paid and will remain responsible for the entire amount of this Lease until a qualified replacement tenant is found. If a fully qualified replacement is found prior to the lease start date and that replacement and his guarantor have passed screening, have a fully executed lease, and have made all required payments due at move-in, Tenant will be charged an Early Termination Fee (and not as a penalty) equivalent to two monthly rent installments and the \$299 administrative fee (if not already paid) as express consideration for the right to end this Lease early and as liquidated damages intended to offset administrative cost, and other reasonably anticipated damages incurred by Landlord as a result thereof (the parties further expressly agreeing that such amount is mutually bargained for and reasonable under the circumstance because Landlord's damages are difficult to estimate). Lease will not be terminated until the Early Termination Fee is paid in full.
15. **ABANDONMENT OF LEASED PREMISES DURING THE LEASE TERM:** If Tenant abandons or vacates Leased Premises during the term of this Lease, Landlord may elect to re-enter the premises, without liability for prosecution or owing damages to Tenant, and, at Landlord's option, re-let the Leased Premises. If Landlord elects not to re-let the Leased Premises, Tenant shall be liable for the remainder of the rent due under the Lease until its expiration. If Landlord re-lets the Leased Premises but is unable to re-let the Leased Premises for as much rent as would have been paid by Tenant during period between Tenant's abandonment and the end of the Term, Tenant shall be liable to the Landlord for the difference. Landlord may also dispose of any property left by the Tenant after abandonment without liability and apply the proceeds to reduce such difference.

If Tenant abandons or vacates the Leased Premises for any reason during the term of the Lease but finds a fully qualified replacement and that replacement and their guarantor have passed screening, have a fully executed lease, and have made all required payments due at move-in, Tenant will be charged an Early Termination Fee (and not as a penalty) equivalent to one rent installment payment, per their current Lease rate as express consideration for the right to end this Lease early and as liquidated damages intended to offset administrative cost, and other reasonably anticipated damages incurred by Landlord as a result thereof (the parties further expressly agreeing that such amount is mutually bargained for and reasonable under the circumstance because Landlord's damages are difficult to estimate). Lease will not be terminated until the Early Termination Fee is paid in full. An inspection will be completed as soon as it becomes apparent that the leased premises have been vacated. Any damages to the premises that are the result of gross negligence will also be charged to the Tenant, and Tenant will be notified of the claim to impose such charges in accordance with Section 4 of the Lease.

If Tenant abandons or vacates the Leased Premises for any reason during the term of the Lease and fails to find a fully qualified replacement but Management succeeds in finding said replacement, Tenant will be charged an Early Termination Fee (and not as a penalty) equivalent to two rent installment payments, per their current Lease rate as express consideration for the right to end this Lease early and as liquidated damages intended to offset administrative cost, and other reasonably anticipated damages incurred by Landlord as a result thereof (the parties further expressly agreeing that such amount is mutually bargained for and reasonable under the circumstance because Landlord's damages are difficult to estimate). Lease will not be terminated until the Early Termination Fee is paid in full. An inspection will be completed as soon as it becomes apparent that the leased premises have been vacated. Any damages to the premises that are the result of gross negligence will also be charged to the Tenant, and Tenant will be notified of the claim to impose such charges in accordance with Section 4 of the Lease.

If a current Tenant(s) intentionally and/or maliciously interferes with the placement of another occupant in their unit and/or ignores Landlord's request to perform, Tenant(s) will be financially responsible for all rental monies associated with this interference.

16. **ON-SITE UNIT TRANSFERS:** During the Lease term, any Tenant who wishes to transfer to a different unit from the one originally assigned by Management must get written approval from the Landlord prior to the move. Upon the Landlord's approval of the transfer and the signing of a Transfer Addendum by Tenant and Management, a transfer fee of \$250 will be charged to the Tenant being transferred. Any deliberate, unapproved Tenant transfers will be subject to a transfer fee of \$500 per Tenant.

17. **SMOKING:** ALL College Town Communities buildings are NON-SMOKING environments, which includes smoking of ANY kind, e.g., cigarettes, hookah pipes, incense, e-cigarettes, vaporizers, etc. If Management detects a smoke odor of any kind or witnesses smoking related activities in Tenant's apartment, there will be a \$100 fine per tenant imposed. The fine may be repeated for future occurrences. Regular inspections can continue and additional monthly fines can be levied if odors persist.
18. **OCCUPANTS:** The Leased Premises shall be occupied by the following person(s): _____. Management reserves the right to place other occupants within the unit based on bedroom count. Landlord makes no representation or warranties as to the compatibility or conduct of any roommates placed in the Leased Premises. In no event is Landlord liable for any damages, whether direct or indirect, arising out of, or relating to the conduct of any of Tenant's roommates or guests. The authorized occupants may only use the Leased Premises for residential purposes and may not use the premises for commercial or business purposes.
19. **GUESTS:** A guest is defined as any person allowed entry to the Leased Premises but who is not contractually assigned to the specific apartment that he/she is visiting. Guests are permitted with the following restrictions: guests must be accompanied by the Tenant at all times inside the Leased Premises; the guest's presence may not interfere with the rights of a roommate(s); and overnight stays for one guest are limited to three (3) days at a time or no more than six (6) days in any consecutive thirty (30) day period. An overnight stay is defined as any stay within the hours of 11:00pm and 8:00am. The Tenant is responsible for the actions of their guest(s) in the Leased Premises at all times.

The Leased Premises may NOT be used by anyone not listed on the Lease Agreement. It is the obligation of all residents within the Leased Premises to make Management aware of anyone in violation of this guest policy. Should Management determine that unauthorized guests have been living in the Leased Premises, a fine of \$50 per day not to exceed an amount equivalent to one month's rent may be assessed to all occupants of the unit, and the unauthorized guest will be given 24 hours to move out. If a situation involving a guest is brought to the attention of Management or complaints arise for any reason about an unaccompanied guest or a guest visiting too often, Management may move toward placing a No Trespass order against said guest and eviction proceedings may begin for the Tenant.

20. **REPAIRS:** Tenant must take good care of the Leased Premises and all equipment and fixtures contained therein. Tenant is responsible and liable for all repairs, replacements and damages caused by or required as a result of any acts or neglect of Tenant, occupants, invitees, or guests. If such negligence occurs, Landlord will make all repairs and add the expenses to the rent. Any requests for repairs must be made through submission of a Work Order through the Resident Portal.
21. **PARTIAL OR TOTAL DESTRUCTION OF LEASED PREMISES:** If the Leased Premises are partially damaged or completely destroyed by a *force majeure*, or act of God, such as hurricane, flood, earthquake, etc. or other occurrence that is not caused by the Tenant's negligence or willful act (or the negligence of Tenant's family, agent or guest), Landlord may elect to: (1) repair or rebuild the Leased Premises during the period of untenability and abate the rent proportionally for this period; or (2) not repair or rebuild the Leased Premises, terminate the Lease and prorate the rent up to the time of the damage. Landlord is not responsible for providing housing during the period of untenability. Landlord is not liable to Tenant for any personal injury or damage or loss of personal property from any *force majeure*, e.g., fire, rain, flood, hail, ice, snow, lightening, wind, or other destructive and/or unforeseen circumstance, e.g., water leaks, minor fire, theft, vandalism, or surges or interruptions in utilities, except to the extent that such injury or damage was the direct result of gross negligence of Management or its employees. As per Section 8 of this Residential Lease, renter's insurance is required to protect Tenant against such expenses.
22. **ALTERATIONS:** Tenant must not alter or install any paneling, flooring, partitions, or railings, or make any other alterations. Tenant may not paint. Tenant must not alter the plumbing, ventilation, air conditioning, heating, or electric systems, or any other part of the building whatsoever. Any alterations illegally made will be fully chargeable to the Tenant, and will be required to be brought back to original condition at Tenant's sole expense.

Tenant may not alter water supply lines for any purpose. Tenant may not install additional appliances or fixtures, including but not limited to, water faucets, showerheads, bidets, water filters or purification systems, whirlpool jets, or portable dishwashers. Tenant agrees that all water use within Leased Premises is contained within bathtubs, sinks, toilets, etc. and that further measures to protect against water damage are taken on a daily basis, including but not limited to, the shower curtain remaining inside the bathtub/shower while in use, proper use of bath mat or other absorbent materials outside the shower/bathtub, and consistent use of bathroom exhaust fans. The cost of any repairs that result due to a disregard of these terms will be the responsibility of Tenant.

Tenant must use only thumb tacks or push pins to hang posters and only picture frame hangers to hang pictures. TENANT MAY NOT USE ANY LARGE OR LONG NAILS OR SCREWS. There are many mechanical utilities in the walls that should not be damaged. Tenant may not use sticky adhesives including adhesive hooks to hang anything on walls or doors. **Wall decals of any kind are also prohibited.**

Under NO circumstances may any furniture, appliances, or fixtures provided by College Town Communities leave the leased apartment, even for a short period of time. **All furniture, appliances, and fixtures MUST remain in place inside Tenant's apartment. If Tenant's apartment is furnished, no personal furniture can be moved into the unit without express written approval by Landlord.**

23. **MAINTENANCE OF THE LEASED PREMISES:** Tenant shall, at Tenant's expense, maintain the premises in a clean and sanitary condition at all times. If during the periodic inspections, or at any other time, the Landlord feels it necessary for an apartment to be cleaned because of continued neglect, the Landlord may, at the Tenant's expense, schedule a professional cleaning crew to clean the apartment. Tenant is responsible for the condition of the premises and ensuring that how the premises is used does not affect the condition of the Leased premises and/or any surrounding units in the building (i.e., smells or odors from cooking, smoking, candles, incense, etc. or loud noises from music, TVs, games, etc.).

In the event that one or more current tenants in a unit choose to renew their lease and stay for an additional lease term(s), that tenant(s) agrees to assist management in preparing that unit for new tenants. Tenant will be provided with requirements which will include, but may not be limited to, clearing all common areas (kitchens, bathrooms, living rooms, laundry rooms, etc.) of personal and/or excessive debris, cooking equipment, toiletries, posters, etc. Further, renewing tenants that live in a unit year-round will keep the unit in an unquestionably clean and sanitary condition so that incoming tenants coming into an occupied apartment experience the same quality product as an incoming tenant moving into an empty apartment. If renewing Tenant fails to perform these tasks in an acceptable manner, Management will employ a professional cleaning crew to clean the Leased Premises at Tenant's expense.

College Town Communities contracts annually to employ a professional third-party pest control company. Per that contract, all Leased Premises are serviced and monitored several times a year to preserve a pest free environment. Landlord, however, will assume responsibility for pests within the first two weeks of the Lease Term. After such time, it is deemed that the Tenant's living conditions were the cause of any such infestation. Tenant agrees to prevent and control possible infestation by adhering to the following list of responsibilities. ALL personal furniture that is approved in writing by Management prior to move-in MUST be pest-free at move-in. If Tenant stays in a hotel, public facility or other residence prior to move-in OR at any time during Tenant's occupancy of Leased Premises, Tenant agrees to inspect clothing, luggage, shoes, etc. to ensure that Tenant's possessions have not been infested by "hitchhiking pests/bed bugs." Tenant shall report any pest infestation problems immediately to Management. Tenant shall cooperate with pest control efforts. If Tenant's apartment or a neighbor's apartment shows signs of pest activity, a pest management professional may be called to eradicate the problem. Tenant's Leased Premises must be properly prepared for treatment. Tenant must comply with all recommendations and requests from the pest management specialist prior to treatment. Tenant agrees to reimburse Landlord for expenses including but not limited to pest management fees and attorney fees that Landlord may incur as a result of pest infestation in the Leased Premises. Tenant agrees to hold Landlord harmless from any actions, claims, losses, damages and expenses that may occur as a result of such a pest infestation. It is acknowledged that Landlord shall not be responsible for any loss of personal property to Tenant as a result of an infestation of pests. Tenant agrees to have renter's insurance to cover such losses, should they occur.

24. **SMOKE ALARMS/FIRE PREVENTION SYSTEMS AND PERSONAL SAFETY:** Safety and security of Tenant is of the utmost importance to Landlord. There will be a \$500 fine per incident for any tampering with a smoke detector (i.e., removing batteries, removing device, covering the device with plastic, etc.), unnecessarily discharging a fire extinguisher, pulling emergency fire alarms in non-emergency situations, pushing the emergency call button in an elevator in non-emergency situations, and/or tampering with any sprinkler head. The person found in violation of these acts or anyone found to be an accessory to said act, including the tenant(s) who provided access to the perpetrator if the perpetrator is not a tenant of College Town Communities, will be held fully responsible.

Tenant must follow all fire safety guidelines outlined in the College Town Communities Resident Handbook. If said guidelines are not followed and multiple false fire alarms are reported within our system for any one apartment, the following steps will be taken: For the first two false alarms, Tenant will receive a warning and information on how to prevent future false alarms. **For the third and all subsequent false alarms, Tenant will be fined \$200.00 per false alarm, whether it is triggered by smoking, unattended cooking, cooking in a dirty oven or cooktop, or any other prohibited and/or dangerous practice. If there are multiple false alarms, the cause of which is determined to be dirty burner pans and/or cooking surfaces, Management will employ a professional cleaning crew to clean the stove at the Tenant(s)'s expense.**

Tenant may not remove, disconnect or intentionally damage a smoke detector or remove the battery. If Tenant experiences a "chirping" or malfunctioning smoke detector, Tenant must immediately submit a Work Order through the Resident Portal. If Tenant does not comply with these guidelines, Tenant may be subject to damages, civil penalties and attorney's fees under state law. After moving in, Tenant is responsible for keeping the smoke detector in working order. Landlord can require that Tenant pay in advance all costs relating to the replacement or repair of a security device, if due to Tenant misuse or damage.

Landlord is not liable to Tenant for any personal injury or damage or loss of personal property from fire, smoke, rain, flood, water leaks, hail, ice, snow, lightening, wind, explosion, theft, vandalism, or surges or interruption in utilities, except to the extent that such injury, damage or loss is caused by Landlord's gross negligence. It is mandatory that Tenant purchases renters' insurance to cover his possessions. Landlord has no duty to remove ice, sleet, or snow, but may do so in whole or part, with or without notice to Tenant.

25. **ASSIGNMENT / SUBLETTING:** Tenant may not assign this agreement, allow temporary residency of the Leased Premises, or sublet the Leased Premises.
26. **LANDLORD'S RIGHT TO ENTER:** Landlord may, at reasonable times and with at least 48 hours' notice, enter the Leased Premises to inspect it, to make repairs or alterations, and to show it to potential buyers, lenders, or Tenants. This includes Landlord's respective agents, employees, service technicians, and representatives. When specific repairs are requested by Tenant, the requirement for Landlord to provide 48 hours' notice may be waived. In the case of an emergency, Landlord may enter at any time.
27. **ANIMALS / PETS: With strict and binding limitations, animals / pets are allowed within the Leased Premises. However, signing this Residential Lease does NOT constitute an agreement to keep an animal / pet in the Leased Premises.**

If Tenant chooses to have an animal / pet in the Leased Premises, Tenant MUST sign an "Addendum for Owning a Pet in Leased Premises" and have it approved and countersigned by Landlord. Per the Addendum, all necessary paperwork must be submitted and signed, including proof of vaccination/shots and registration of the pet, and a \$250 refundable pet deposit must be paid before any animal / pet may reside in the Leased Premises. A monthly pet rent of \$25 per pet will also be charged. All roommates must agree in writing that an animal / pet is allowed in the Leased Premises. If any roommate disagrees, the request to own an animal / pet will be denied. A maximum of two animals / pets per Leased Premises is allowed.

Any Tenant found housing an animal / pet in the Leased Premises without a signed and Landlord-approved "Addendum for Owning a Pet in Leased Premises" will be **fined a rate of \$50 per day**. This includes animals that are said to be "visiting." Fines will continue until the animal / pet has been removed from the Premises OR has a signed and Landlord-approved "Addendum for Owning a Pet in Leased Premises."

Emotional Support Animals: Landlord will consider a reasonable accommodation regarding all Emotional Support Animal (hereinafter "ESA") requests that follow these guidelines:

Tenant must produce documentation of the disability and disability-related need for the animal only if the disability or disability-related need is not readily apparent or known to Landlord. If the need is not readily apparent or known to Landlord, Tenant must provide, in writing, the following criteria under Landlord's right to request documentation in order to allow an ESA to be present in this dwelling unit:

- A current note, with signature, describing Tenant's disability-related need for the support animal from Tenant's primary care doctor or a medically licensed psychiatrist or psychologist who has direct knowledge of Tenant's disability or disability-related need for the support animal;
- The animal's emotional support license;
- The animal's veterinary records to show that all legal shots are up to date;
- The type of animal and its breed and weight;
- State registration license (for dogs);
- A Roommate Consent for Animal form (provided by Landlord) signed by all of Tenant's roommates. If any roommate refuses or is unable to sign the Roommate Consent for Animal Addendum, Landlord will continue in his effort to offer a reasonable accommodation for Tenant's need by offering Tenant the option to move to another available unit, if a unit is available to do so. If the request for an ESA takes place before Tenant takes possession of Leased Premises, Landlord will work with potential future residents who are willing and able to live with an animal to find the best possible accommodation for the requesting Tenant.

Tenant commits the offense of misrepresentation of entitlement to an assistance animal or service animal if:

- Tenant intentionally misrepresents to another that Tenant has a disability or disability-related need for the use of an assistance animal or service animal in housing;
- Tenant makes materially false statements for the purpose of obtaining documentation for the use of an assistance animal or service animal in housing;
- Tenant creates a document misrepresenting an animal as an assistance animal or service animal for use in housing;
- Tenant provides a document to another falsely stating that an animal is an assistance animal or service animal for use in housing;

- Tenant fits an animal that is not an assistance animal or service animal with a harness, collar, vest or sign that the animal is an assistance animal or service animal for use in housing.

Landlord will fully prosecute any case of misrepresentation to the fullest extent of the law.

A maximum of two ESAs/pets is allowed per apartment. Should more than two requests for ESAs/pets be received per unit, Landlord will assess the requests in the order that they are received and will work with the remaining tenants to find the best possible accommodations for those tenants.

28. **LAWS AND REGULATIONS:** Tenant must, at Tenant's expense, comply with all laws, regulations, ordinances and requirements of all municipal, state and federal authorities that are effective during the term of the Lease agreement, pertaining to the use of the premises. Tenant must not do anything that increases the Landlord's insurance premium.
29. **LEGAL FEES:** If Landlord is successful in a legal action or proceeding between Landlord and Tenant relating to the non-payment of rent or recovery of possession of the Leased Premises, Landlord may, to the extent legally available, recover reasonable legal fees and costs from the Tenant, and such fees and costs recovered shall be deemed additional rent.
30. **QUIET ENJOYMENT:** If Tenant promptly pays rent and obeys all of the terms of this Lease, the Tenant may remain in and use the Leased Premises without interference by Landlord. Enjoyment of the premises is predicated on the fact that there will be no noise pollution caused by such activities that would affect Tenant's neighbors. University officials and parents of Tenants will be notified, in writing, if multiple reports of noise pollution are filed against Tenant's apartment to Management. Should noise violations continue, Tenant will be fined a rate of \$50 per violation, in addition to any other local authority fines/violation costs.
31. **BINDING OBLIGATIONS AND ENTIRE AGREEMENT:** This Lease agreement is binding on Landlord and Tenant and those that lawfully succeed to their rights or take their place. Tenant and Landlord have both read this Lease and affirm that this Lease contains the entire and only agreement between the parties.
32. **JOINT AND SEVERAL OBLIGATION:** If more than one person executes this Lease as a Tenant, the obligations of all Tenants shall be joint and several with each Tenant assuming full liability for the obligations under this Agreement. This means that if any one person fails to pay rent or fails to uphold the responsibilities listed in this contract, the Landlord can make one or all Tenants pay the full amount of rent owed. It is this Landlord's practice to pursue only the Tenant that is in direct violation of the Lease terms.
33. **KEYS, PARKING PASSES, AND IDENTIFICATION CARDS:** Tenant will be provided with a brass key for entrance into all doors within the building to which Tenant has been authorized access and departure. **If a brass key is lost or not returned at the end of the lease, even if Tenant is returning the following lease year, a fee of \$25 will be charged and Landlord cannot guarantee how quickly a replacement can be furnished. If a mailbox key is lost, a fee of \$25 will be charged for the first replacement key. For any additional occurrences, there will be a \$50 mailbox key replacement fee per occurrence.** The doors and locks are not to be broken, altered, or replaced by Tenant.

Where applicable, identification cards may be issued to Tenant and will then be the responsibility of Tenant to protect. There is a \$25 fee for a replacement card.

Where applicable, a parking sticker is issued to Tenant at move-in or when a vehicle is registered in the Resident Portal. Only one sticker will be issued per tenant. There is a \$25 fee for a replacement sticker.
34. **LANDLORD DOES NOT GIVE UP RIGHTS:** If Landlord fails to enforce any clauses in this Lease, Landlord may enforce these clauses at a later time without penalty.
35. **ADDITIONAL SIGNERS TO THE LEASE AND GUARANTY:** All signers of this Lease and the corresponding Guaranty Agreement Addendum are responsible for all financial obligations. This includes, but is not limited to: rent, late fees, damages, excess utility charges, and other costs.
36. **INDEMNIFICATION:** Notwithstanding any term of this agreement, Tenant shall indemnify, defend and hold harmless Landlord and its corporate affiliates, current or future management, partners, officers, faculty, staff, employees, agents, and their respective successors, heirs and assigns (the "Indemnities") against any claim, liability, loss, cost, damage, deficiency, exposure or obligation of any kind or nature (including without limitation reasonable attorneys' fees and other costs and expenses of litigation) incurred by or imposed upon the Indemnities or any one of them in connection with any claims, suits, actions, demands, or judgments arising out of this Agreement (including, but not limited to, actions on the form of tort, warranty or strict liability).
37. **SUMMARY OF DELAWARE LANDLORD-TENANT CODE:** Tenant acknowledges receipt of Summary of Delaware Landlord-Tenant Code prepared by the Attorney General and provided at no cost to Tenant as an addendum to this Lease.

38. **ADDITIONAL TERMS AND CONDITIONS AGREED TO BY BOTH PARTIES:**

- a. No partying, beer kegs, large groups of people, drugs, hookah pipes, e-cigarettes/vaping, grills, smoke or fog machines, candles, incense, incense, Tiki torches (or anything else that uses an open flame), firearms, Kegeators, space heaters, or aquariums.
- b. **Landlord enforces a ZERO tolerance policy on any type of firearm on our properties. This includes in the Leased Premises, in any portion of any building, in Tenant's car on our parking lot, etc., regardless of Tenant's licensing to possess or carry. If discovered on our property, Tenant will be brought to the attention of the local police and eviction proceedings will begin immediately.**
- c. The following are forbidden within and outside the Leased Premises: waterbeds, radio/television reception devices such as antennas and satellite dishes, portable dishwashers, awnings, window guards, installed shelves, screen doors, hot tubs, swimming pools, weight lifting equipment in excess of 25 pounds, and flammable, hazardous, or toxic substances or chemicals.
- d. Tenant agrees not to engage in any activity that threatens the health, safety, or right to peaceful enjoyment of the Premises by other residents or any criminal activity on or near such Premises.
- e. The manufacturing, intent to deliver, or possession of a controlled substance or drug paraphernalia is strictly prohibited. If a Tenant or Tenant's guests are in violation of this rule, Tenant will be subject to lease violation and/or eviction.
- f. Tenant agrees that no alcoholic beverages shall be consumed in the common areas of the building(s) and grounds within which the Leased Premises is located.
- g. Tenants and their guests are not allowed to go upon the roof of any building located within which the Leased Premises is located and shall not enter any area clearly designated as being closed to Tenants and others.
- h. Tenants and their guests/invitees may not engage in loud noises or sounds that affect other Tenants.
- i. No cooking is permitted in the living rooms, bedrooms, or bathrooms of any unit including, but not limited to, use of the following appliances: rice cookers, toaster ovens, skillets, griddles, coffee makers, hot pots, crock pots, pressure cookers, etc. All cooking must be done in the kitchen or on the kitchen counter.
- j. The parking lot is for Tenant use only. Tenants are issued a parking sticker which must be visible from the rear window, driver's side at all times. All motor vehicles must be registered within the online Resident Portal. All motor vehicles on the Premises must be currently licensed and inspected. All other cars parked on the parking lot will be ticketed by local police or security or towed without notice at owner's expense. This includes rental cars, temporary cars, and cars owned by friends, guests, relatives, etc. If Management requests removal of an inoperable vehicle, including but not limited to cars, bicycles, motorcycles, watercraft, etc., said vehicle must be removed within 24 hours at the owner's expense. Failure to comply with the requested removal may result in towing without notice at the owner's expense.
- k. Because of limited parking, no commercial vehicles or trucks in excess of ¾ ton GVW, trailers, campers, or boats are permitted in or about the apartment community.
- l. Washing and/or repair of vehicles is strictly prohibited on the grounds of the Leased Premises. Car parts, tires, detachable roofs, bike/ski racks, etc. may not be stored on or in the Leased Premises.
- m. Tenant must obey all handicapped and/or reserved parking restrictions. Failure to comply will result in a \$50 fine per day and/or towing without notice at the owner's expense.
- n. Due to local government regulations and for safety reasons, no motor vehicles may be parked on the grass or sidewalks at any time. No motorbikes or motorcycles may be kept on balconies, patios, or inside the building at any time.
- o. Tenants and their guests are prohibited from riding recreational vehicles such as skateboards, roller skates, scooters, bicycles, and similar vehicles inside apartment buildings. All such vehicles must be walked or carried into the building so as not to pose a hazard to other tenants or damage the hallways, walls, etc.
- p. Bike racks are provided at most College Town Communities properties. Bikes must be kept either at the racks or in other designated areas. For safety and security reasons, bikes may not be kept or chained in common areas or on the grounds. If bikes are found anywhere except where designated, it will be necessary to cut the chain or lock so it can be removed. If that happens, Tenant will not be reimbursed for the cost of the lock or chain.
- q. Tenant shall not place or permit to be placed or store items on windowsills, ledges, balconies, or porches and shall not hang laundry or other items from the balconies, windows, or common areas.
- r. Balconies and porches are not to be used for storage or as dumpsters. The only item permitted on these areas is exterior lawn furniture. A removal/disposal fee of \$25 per bag will be charged by any Tenant leaving trash outside the Leased Premises.
- s. If there is a balcony included with Leased Premises, Tenant agrees not to engage in any inappropriate behavior which may include, but is not limited to, the throwing of objects, obscene language, harassment of passersby, or any other behavior which could result in a criminal citation. If Tenant engages in such behavior, Landlord reserves the right to restrict any and all access to the balcony area by Tenant and/or Tenant's guests.
- t. **MOLD:** Mold growth depends largely on how Tenant manages and maintains the Leased Premises and on Tenant's prompt notice to Management in writing via email of such mold conditions. Landlord will not be responsible for any damages or injuries to Tenant or any other person relating to mold caused, in whole or in part, by Tenant's failure to clean or maintain the Leased Premises as herein required, or to promptly notify Management of such occurrence. Tenant agrees to do the following: Keep the entire Leased Premises clean and dry, remove all moisture accumulation

on windows, walls, ceilings, floors and other surfaces immediately, use fans and windows to ensure proper ventilation of kitchen, bathrooms and entire apartment, use shower curtains properly so as to contain water, and immediately notify Management via a Work Order of any water leaks or excess water in the Leased Premises or its vicinity, such as plumbing or roof leaks, drips, sweating pipes, flooding or puddling of water.

- u. Upon termination of Lease, all of Tenant's items must be removed. Any property left behind will be deemed abandoned by Tenant, and Landlord can take such action as desired and charge Tenant with costs incurred to keep, sell or dispose of such property without liability to Landlord.
- v. **NO SMOKING is allowed in ANY part of the building. Cigarettes must be disposed of in designated smoke canisters ONLY and are not to be thrown into shrubbery, grassy areas, off the balcony or porch, or anywhere else on the Premises.**

Tenant is bound to all rules and guidelines as explained in the College Town Communities Resident Handbook, which is always available upon request, online at www.collegetowncommunities.com, and in the Leasing Office during regular business hours.

SIGNATURES

We, the undersigned, agree to be legally bound by all the terms of this lease: