NORTHWINDS APARTMENTS
LEASE AGREEMENT

1. **PARTIES AND OCCUPANTS:** This lease agreement is made December 1, 2019 by and between Northwinds Apartments Investors, L.P. hereinafter referred to as "Owner" and Destani Matthews here in after referred to as "Resident" whether one or more. This agreement creates joint and several liabilities in the case of multiple Residents. The premises described herein shall be occupied by residents and child(ren).

2. **PREMISES:** Owner, for and in consideration of the rents, conditions and covenants agreed to by Resident, does hereby lease to Resident and Resident does hereby lease from Owner the following described premises: the dwelling unit commonly known and described as 1733 Exuma. St. Louis, MO 63136 (hereinafter referred to as the premises" and facilities and appurtenances therein, and the grounds areas and facilities held out for the use of Residents generally.

3. **TERM AND POSSESSION:** The initial term of this agreement shall begin on December 1, 2019and end on January 31, 2020. After the initial term ends, this agreement shall continue for successive terms of one (1) month each, unless terminated by either party hereto, with or without cause, upon thirty (30) days prior written notice that must be received on or before the first (1st) of the month. If the Premises are not delivered to Resident on or before the beginning of the term, rent shall abate *pro rata* until possession of the Premises is given to Resident. If Resident occupies the premises in advance of the term, rent shall be paid pro *rata* to the beginning of the term.

4. **RENTAL AMOUNT:** Resident agrees to pay $590.00 for the month ending on December 31, 2018. Thereafter, rent shall be payable by the Resident at the rate of $665.00 per **month** (the "Base Rental"), due and payable in advance on the first day of each month during said renewal term December 2020, at the office of Northwinds Apartments. In addition to the Base Rental, the Resident is liable for additional charges as follows:

a. Rent which has not been paid and received by 5:00 p.m. of the fifth (5th) day of each calendar month when due will be delinquent and the Resident agrees to pay a **late charge of $50.00. After the fifth (5th) of the month, an additional late charge of $0.00 (@ 0**

.00 per day until the tenth 10th), for a total of $50.00 for the month.

b. Resident agrees that in the event a check delivered to Owner as payment for rent or any other charge is not honored by the bank and is returned, Resident will pay a **returned check fee of $35.00**.

c. Resident will receive a monthly concession of $80.00 for the term of this lease. **It is also understood that in event that the resident is unable to pay their rent on time during any of the months the concession is offered the resident will not be eligible for the concession for that month.**

5. **UTILITIES:** Owner agrees to pay the charges for water, sewer and rubbish removal. Resident agrees to pay all charges for gas, electricity, telephone, and cable television service, if

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the event that Owner determines (whether in connection with a renewal or otherwise) that Resident is no longer a Qualified Household, Resident agrees to vacate the Premises upon the earlier of the expiration of the term or upon thirty (30) days written notice from Owner of Resident's non-qualifying status.

Resident agrees and acknowledges that each representation, condition and obligation contained in this agreement, the application and certification is material. Resident agrees that any violation of any condition or covenant of this agreement, or any misrepresentation contained in the application or certification, is a material breach of this agreement. Abandonment of the Premises will not release Resident from the obligations set forth herein, including but not limited to the obligation to pay future rent payments and other charges.

6. **REPORTING CHANGES IN HOUSEHOLD:** The Resident agrees to advise the Owner immediately if any household member moves out of the Premises or any person not listed herein moves into the Premises.

7. **PENALTIES FOR SUBMITTING FALSE INFORMATION:** Resident acknowledges that the Northwinds Apartments (the "Property") is operated pursuant to the rules and regulations of the Federal Low Income Housing Tax Credit Program (the "Program"). The Program provides for a specific maximum monthly rent that may be charged for the premises, which amount is subject to annual adjustment based upon median incomes as determined by HUD. The Program also requires that apartments at the Property be leased to "Qualified Households" as defined by Section 42 of the Internal Revenue Code. Qualified Households must meet certain income criteria. If the Resident deliberately submits false information regarding income, family composition or other data upon which the Resident's eligibility is determined, the Owner may terminate this agreement in accordance with the procedures set forth below.

8. **CONDITION OF PREMISES:** By signing this agreement, the Resident acknowledges that Resident has inspected the Premises and the Premises are safe, clean and in good condition. The Resident agrees that all appliances and equipment in the Premises are in good working order, except as described on the ***Inspection Report*** that is Attachment 2 to this agreement. The Resident also agrees that the Owner has made no promises to decorate, alter, repair or improve the Premises, except as listed on the ***Inspection Report***.

9. **SECURITY DEPOSIT:** Resident has deposited with the Owner the sum of $565.00 as a security deposit to be held by the Owner and which the Owner may apply to the payment of accrued rent, other charges due hereunder and the amount of damages which the Owner has suffered by reason of the Resident's non-compliance with this agreement, it being agreed that Resident shall be responsible for all damages as a result of said non-compliance, including those which exceed the amount of the security deposit.

Resident agrees and understands that the security deposit is not a pre-payment of rent, does not constitute a trust fund, may be deposited in any bank or depository selected by Owner and that Owner shall be under no obligation to pay or account to Resident for any interest, earnings or increments accruing to Owner from the use of such security deposit. Resident understands and agrees that Resident will not apply or deduct any portion of any security deposit from the last month's rent or use or apply any such security deposit at any time in lieu of payment of rent.

After the Resident has vacated the Premises, the Owner will determine whether the Resident is eligible for a refund of any or all of the security deposit. The amount of the refund will be determined in accordance with the following conditions and procedures:

(A) The Resident will be eligible for a refund of the security deposit only if the Resident provides the Owner with at least a thirty (30) day written notice of intent to move prior to a rent payment due date as required by this agreement.

(B) After the Resident has moved from the Premises, the Owner will inspect the Premises and complete another *Inspection Report*. The Owner will permit the Resident to participate in the inspection if the Resident so requests.

(C) The Owner will refund to the Resident the amount of the security deposit, less any amount needed to pay charges such as the following, but not limited to:

i. Charges for unpaid rent;
ii. Charges for late payment of rent and returned checks as described in this Agreement;
iii. Amounts charged to Owner for utilities in the Premises, which utility charges are the obligation of Resident as set forth herein;
iv. Charges for un-returned keys as described below;
v. Charges for damages which are not due to normal wear and tear; and
vi. Charges otherwise due under this agreement, if any.
vii Transfer fees.

(D) The Owner agrees to refund the amount computed in (C) above, if any, within thirty (30) days after the determination of the amount of the expenses, damages or charges as set forth in (C) herein above, or as required by law. The Owner will also give the Resident a written list of charges that were subtracted from the deposit. If the Resident disagrees with the Owner concerning the amounts subtracted, the Owner agrees to informally discuss the disputed charges, if the Resident so requests.

If the Premises are rented by more than one (1) person, the occupants and Residents agree that they will work out the details of dividing any refund between or among themselves. The Owner may pay the refund to any Resident identified in this agreement without liability to any other Resident.

10. OWNER'S DUTIES: Except where prevented by an Act of God, the failure of public utility services or other conditions beyond the Owner's control, the Owner shall:

(A) Comply with the requirement of applicable building and housing codes materially affecting health and safety and if the duty imposed by this paragraph is greater than any duty imposed by any other paragraph of this subsection, the Owner's duty shall be determined in accordance with the provisions of this paragraph;

(B) Exercise reasonable care in the maintenance of the common areas;

(C) Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, air conditioning equipment and appliances, including elevators, supplied or required to be supplied by such Owner; and

(D) Except where provided by a governmental entity, provide and maintain on the grounds, for the common use by all Residents, appropriate receptacles and conveniences for the removal of ashes, garage, rubbish and other waste incidental to the occupancy of the dwelling unit and arrange for the removal of such waste.

11. RESIDENT'S DUTIES: The Resident shall:

(A) Comply with all obligations primarily imposed upon Residents by applicable provisions of building and housing codes materially affecting health and safety;

(B) Keep that part of the premises that such Resident occupies and uses as clean and safe as the condition of the premises permit;

(C) Remove from such Resident's dwelling unit all ashes, rubbish, garbage and other waste in a clean and safe manner;

(D) Keep all plumbing fixtures in the dwelling unit or used by the Resident as clean as their condition permits;

(E) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators in the premises;

(F) Be responsible, financially and otherwise, for any destruction, defacement, damage, impairment or removal of any part of the Premises caused by an act or omission of the Resident or by any person or animal or pet on the premises at any time with the express or implied permission or consent of the Resident and whenever damage is so caused, Resident agrees to pay the cost of all repair or replacement charges caused by such damage and to do so within thirty (30) days after receipt of Owner's demand for payment of such charges; and Resident further agrees to pay rent for the period the Premises are damaged, whether or not the Premises are habitable, if any are due for any period during which the Premises are not habitable;

(G) Not engage in, conduct, or allow any person or animal or pet on the premises with the express or implied permission or consent of the Resident to engage in conduct that will disturb the quiet and peaceful enjoyment of the premises by other Residents;

(H) Use the premises for residential purposes only, comply with all laws, ordinances, orders and regulations of governmental authorities relating to the Premises or use thereof. Resident will not do or permit any act or activity to be done which would increase the cost of or invalidate any insurance thereon;

(I) Not assign or sublet the Premises;

(J) Keep any pet or animal (except service animals) in the Premises without the prior written consent of Owner and with executing a Pet Agreement;

(K) Not install additional or different locks or gates on any doors or windows of the Premises without the written permission of the Owner. If the Owner approves the Resident's request to install such locks, the Resident agrees to provide the Owner with a key for each lock. Resident agrees to return all keys to the Premises to the Owner immediately upon the termination of this agreement. The Owner may charge the Resident $10.00 for each key not returned;

(L) Not make any alterations, additions or improvements in or to the premises except with prior written consent of Owner and then only by mechanics or contractors approved by Owner. Such alterations include but are not limited to: Changing or removing any part of the appliances, fixtures or equipment in the Premises; painting or installing wall paper or contact paper in the Premises; attaching awnings or

window guards in the Premises; attaching or placing any fixtures, signs or fences on the building(s), the common areas, or the apartment grounds; attaching any shelves, screen doors, or other permanent improvements in the Premises; installing ceiling fans, dryers, other fans, heaters or air-conditioners in the Premises; or placing any aerials, antennas or other electrical connections on the Premises.

(M) If Resident requests to transfer to another apartment within the Northwinds Community, a transfer fee of $100.00 will be applicable, if the request is approved. Permission to transfer will be made by Owner at Owner's sole discretion. Factors to be considered may include unit availability, certification requirements under the LIHTC Program and Community Occupancy Standards.

All alterations, additions and improvements upon or affixed to the Premises shall become the property of Owner and shall remain attached to and part of the Premises unless Owner elects that they shall be removed, in which event, they shall be removed and the Premises restored to its original condition by and at the expense of Resident. This includes specifically, but is not limited to, ceiling fans, window shades, Venetian blinds, light fixtures, traverse and curtain rods, locks, bolts, towel bars, racks, built-in cases and cabinets and items of similar nature.

12. OWNER'S ENTRY TO PREMISES: The Owner shall have the right to enter the Premises at reasonable hours, after reasonable notice to the Resident in order to inspect the Premises, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services, or exhibit the Premises to prospective or actual purchasers, mortgagees, prospective residents, workmen or contractors. Resident agrees that reasonable notice is written notice, delivered to the Premises, twenty-four (24) hours prior to the entry by Owner. Resident agrees that the Owner may enter the Premises without notice to the Resident in the event of an extreme hazard involving the potential loss of life, personal injury, or severe property damage, or if Resident cannot be contacted for forty-eight (48) hours.

13. TERMINATION OF RESIDENCY:

By the Resident. The Resident may terminate his or her residency in the following manner:

By giving a written notice to the Owner on the Resident's intention to vacate the Unit. The written notice must be submitted to the Owner at least one (1) month prior to the expiration of the initial or subsequent lease term as set forth in paragraph 3, above, or In the event that the Resident receives a job change or transfer to a position in another area a minimum of sixty (60) miles from the community, the Resident may terminate his or her Residency prior to the expiration of the lease term as set forth in paragraph 3 above by providing the Owner with documentation confirming the new position. If said documentation is provided to the Owner, the Residency will terminate upon the last day of the month following the month in which the documentation is provided to the Owner upon the Resident's payment of an early termination fee of **$1,540.00.**

By the Owner. After the initial term of this Agreement as set forth above, the Owner may terminate this Agreement and the Residency of the Resident with reason by delivering a written notice of the termination of Residency not less than thirty (30) days prior to the date of termination. During the initial or successive terms, Owner may terminate this Agreement and the Residency of the Resident for any breach of any provision of this Agreement after delivering

to Resident such notice as may be required by law. The following acts and/or omissions shall be considered to be material breaches of this Agreement, and the Owner may terminate the Residency of the Resident for the following reasons, in addition to other reasons not listed herein:

1. Failing to pay the Basic Rental Amount, additional rent, or any other sum due Owner, in full on or before the 5th day of the month for which said rent or charge is due;
2. Repeated late payment of the Basic Rental Amount;
3. Permitting unauthorized persons to live in the Unit;
4. Allowing damage to the Unit or common areas caused by Resident's guests, or Resident's animals;
5. Creating physical hazards or doing or permitting anything to be done in the Unit or on the premises, which will in any way increase the rates of fire, liability or casualty insurance, or which is prohibited by law;
6. Interference with the management of the apartment community or exhibiting abusive, injurious or threatening behavior to any guest, other Resident, or member of the management or staff of the apartment community;
7. Any violation of any rule or obligation set forth in any attachment hereto;
8. Interference with the rights or quiet enjoyment of other Residents; and
9. Providing the Owner with any false information on the application for Residency or thereafter.

14. RULES AND REGULATIONS: The rules and regulations set forth as an attachment to this agreement are incorporated herein and are made part hereof by reference and Resident agrees to observe same. Owner shall have the right from time to time to change said rules and regulations and to establish such additional rules as may be required in operation and maintenance of the premises, building and appurtenances.

15. FIRE OR OTHER CASUALTY: If the Premises are damaged or destroyed by fire or casualty to an extent that the use and habitability of the Premises are substantially impaired, the Resident:

(A) May vacate the Premises immediately and shall notify the Owner in writing within five (5) days thereafter of such Resident's intention to terminate this agreement, in which case this agreement terminates as of the date of vacating; or

(B) If continued occupancy is lawful, may vacate any part of the Premises rendered unusable by the fire or casualty, in which case, the Resident's liability for rent is reduced in proportion to the diminution in the fair rental value of the Premises.

If this agreement is terminated pursuant to this section, the Owner shall return that portion of the security deposit recoverable by the Resident and account for rent in the event of either termination of the lease agreement or apportionment of rent shall occur as of the date of vacating.

16. SUBORDINATION: This agreement is and shall be subordinate to all ground leases, easements, and mortgages or deeds of trust that may now or hereafter affect the real estate of which the Premises form a part and all renewals, modifications, consolidations, replacements and extensions thereof. The Resident agrees to execute any certificate or instrument requested by the Owner evidencing such subordination.

If this agreement is terminated pursuant to this section, the Owner shall return that portion of the security deposit recoverable by the Resident and account for rent in the event of either termination of the lease agreement or apportionment of rent shall occur as of the date of vacating.

17. **SUBORDINATION:** This agreement is and shall be subordinate to all ground leases, easements, and mortgages or deeds of trust that may now or hereafter affect the real estate of which the Premises form a part and all renewals, modifications, consolidations, replacements and extensions thereof. The Resident agrees to execute any certificate or instrument requested by the Owner evidencing such subordination.

18. **ATTORNEY FEES:** In the event that Lessor hires legal counsel in connection with Tenant's tenancy, this Agreement or the enforcement thereof, Tenant agrees to pay all reasonable attorney's fees, cost and expenses of any nature whatsoever incurred by Lessor.

18. **MANAGING AGENT:** Resident is hereby notified that the agent authorized to manage the Premises and authorized to act for and on behalf of and sue on behalf of the Owner and its address is as follows:

S.M. - T.E.H NORTHWINDS, LP
9422 CLEVELAND AVE.
KANSAS CITY, MO 64132.

20. **APPLICABLE LAW:** The parties further agree and understand that the laws of the state and local governmental units in which the Premises are located are applicable to this agreement where not otherwise provided for or permitted herein and that this agreement shall be governed, construed and enforced in accordance therewith.

21. **ATTACHMENTS TO THE AGREEMENT:** The Resident certifies that he, she or they has/have received a copy of this agreement and the following attachments to this agreement and understand(s) that these attachments are part of and incorporated into this agreement:

X (A) Attachment Number 1: Certification and Recertification of Resident Eligibility;
X (B) Attachment Number 2: Inspection Report;
X (C) Attachment Number 3: Rules and Regulations;
X (D) Attachment Number 4: Pet Agreement.

22. **LIMITATION OF OWNER'S LIABILITY:** Resident agrees that Owner shall not be liable for any damages, personal injuries, property damage or any other loss sustained by the Resident or Resident's guest in, on or about the Unit or premises even if said loss arises out of, or is the result of, the negligence of Owner, Owner's agent or employee. By the execution of this Agreement, Resident assumes full responsibility of any such loss, injuries or damages which may occur to the Resident or guest in, on or about the Unit or premises, and Resident further agrees that Owner shall not be liable for any loss or theft of personal property. Resident assumes full responsibility for any injuries, damages or losses which may occur to Resident or guest in, on or about the Unit or premises and does hereby fully and forever release and discharge Owner, Owner's agents and employees, and all associated persons and entities, their owners, employees and agents from any and all claims, demands, damages, rights of action, or causes of action, present or future, including specifically but not limited to any alleged negligence of the Owner, or of Owner's agents or employees, whether the same be known or

Owner by this agreement. All covenants, terms, provisions and conditions of this agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto

IN WITNESS WHEREOF, the parties hereto have executed this document the day and year first above written.

OWNER:

SM – TEH NORTHWINDS, LP
D.B.A. NORTHWINDS APARTMENTS

By: _____

Date 12-1-19

RESIDENT:

Destani Matthews
Print Resident First and Last Name

By: Destani Matthews
Signature of Resident

Date 12-1-19

_____
Print Other Adult Resident First and Last Name

By: _____
Signature of Resident

Date _____

T.E.H. Realty

CHILD SUPPORT/ ALIMONY CERTIFICATION

Property name: SM T.E.H. Northwinds, LP effective Date of Certification: 12-1-2019
Applicant/ Resident's name: Destani Franks Unit #: EX733

LIST THE NAMES OF ALL MINORS THAT ARE OR WILL BE LIVING IN THE UNIT

Child 1: Juelz Matthews Child 2: Dimi Matthews Child 3: _____
Child 4: _____ Child 5: _____ Child 6: _____

CHILD SUPPORT (ALL MINORS MUST BE ACCOUNTED FOR) CHECK ALL THAT APPLIES

☑ I am court-ordered to receive child support (check one) ☑ monthly ☐ weekly but I am NOT receiving child support payments for the following minors (list court-ordered amount next to each minor):

☐ 1.$200 ☐ 2.$261 ☐ 3.$_____ ☐ 4.$_____ ☐ 5.$_____ ☐ 6.$_____

Please describe the legal reasonable actions taken to collect the amounts due: _____

_____

☐ I receive/ will be receiving court-ordered child support (check one) ☐ monthly ☐ weekly for the following minors (list court-ordered amount next to each minor):

☐ 1.$_____ ☐ 2.$_____ ☐ 3.$_____ ☐ 4.$_____ ☐ 5.$_____ ☐ 6.$_____

☐ I receive/ will be receiving non-court-ordered child support (check one) ☐ monthly ☐ weekly for the following minors (list non-court-ordered amount next to each minor):

☐ 1.$_____ ☐ 2.$_____ ☐ 3.$_____ ☐ 4.$_____ ☐ 5.$_____ ☐ 6.$_____

☐ Child support has NOT been court-ordered for the following minors: ☐ 1. ☐ 2. ☐ 3. ☐ 4. ☐ 5. ☐ 6.

☐ Additionally, I DO NOT received nor do I anticipate seeking or receiving child support payments within the next 12 months (Please provide an explanation below)

_____

Applicant/ Resident's Signature	Print Name	Date
Destani Matthews	Destani Matthews	12-1-19

T.E.H. Realty

ACKNOWLEDGEMENT OF TREPASS POLICY

I, Destani Matthews have received, read and understand the trespass policy. I will abide by this policy and understand that non-compliance with the trespass policy could result in termination of my lease agreement/ tenancy.

Apartment # 1733 Exuma

Head of household Name: Destani Matthews

Resident's Signature: Destani Matthews Date: 12-1-19

Resident's Signature: _____ Date: _____

Resident's Signature: _____ Date: _____

Manager Signature: _____ Date: _____

TEH Realty

SMOKE DETECTOR (BATTERY OR ELECTRIC) ATTACHMENT TO LEASE CONTRACT

The undersigned Resident for the above apartment acknowledges and certifies that prior to commencement of the lease term and prior to occupancy:

1. Management has informed Resident that the smoke detector has been checked by Management and determined to be operational;
2. Management has asked Resident to verify that such smoke detectors is operational;
3. Resident has checked and verified smoke detector to be in proper working condition;
4. Any maintenance during the initial and all successive lease terms to maintain such smoke detectors, in proper working condition, is the responsibility of the resident.
5. Residents will be responsible for reporting to the management office, a smoke detector that is not working.

If an apartment is inspected routinely or otherwise by management or maintenance and they find:

a) The smoke detector is not working;
b) Has been removed or tampered with
c) There is no work order request from the tenant to repair it,

Then, THE TENANT WILL BE CHARGED TWENTY DOLLARS ($20.00) for failure to report it. If your detector is battery operated and repair is just replacement of the batteries, the resident has a maximum of 24 hours to replace the batteries at his/her own expense (N/A Sec. 8)

Effective, September 1, 1995 SB 1334 gives management the right to recover actual damaged incurred, in the event of fire, due to a resident removing a some detector battery without replacing it with a working battery, or if the resident knowingly disconnects or intentionally damages a smoke detector. The owner can recover a civil penalty (one month's rent and $100.00, plus attorney fees) against the resident for suck violation by the resident.

Please sign below, in the presence of management that:

1. You have read or have been verbally informed of this policy.
2. You presently have a working smoke detector in your apartment
3. You are responsible for keeping wires intact, if you have a wired electric smoke detector.
4. You are responsible for the battery replacement for a battery smoke detector whether you come by the office and pick up a battery or purchase it yourself.
5. Failure to report a non-working smoke detector will result in a $20.00 fine.

Resident Signature _____ Date 12-1-19

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Rules and Regulations

Lessor may make reasonable and lawful changes to these rules which may be hereafter distributed. Changes are effected immediately upon distribution. Lessee agrees to abide by the following rules:

A. The sidewalks, landings, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the demised premises.

B. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by Lessee on any part of the outside or inside of the demised premises or the building without prior written consent of Lessor.

C. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades, or screens shall be attached to or hung in, or used in connection with, any window or door of the demised premises, without prior written consent of the Lessor.

D. No baby carriages, vehicles, bicycles or portable barbecues shall be allowed to stand in the halls, passageways, balconies, areas or courts of the building. Toys shall be kept in the Apartment when not in use.

E. Children shall not play in the public halls or stairways.

F. Lessor may retain a pass key to the demised premises. Lessee shall not alter any lock or install a new lock or a knocker on any door of the demised premises without the written consent of the Lessor. In case such consent is given, Lessee shall provide Lessor with additional key for the use of Lessor pursuant to Lessor's right to access to the demised premises.

G. No garbage cans, supplies, milk bottles, or other articles should be placed in the hall, on the staircase landings or porch. Nor shall anything be hung from the windows or balconies or placed upon the windowsills. No linens, clothes, rugs or mops shall be shaken or hung from any of the windows or doors.

H. Lessee shall not make or permit any disturbing noises in the building by Lessee or Lessee's family, servants, employees, agents, visitors or licensees, nor do or permit anything by such person that will interfere with the rights, comforts or convenience of other residents. Lessee shall not play upon or suffer to be played upon any musical instrument or operate or suffer to be operated a stereo or television set or radio in the demised premises if the same shall disturb or annoy other occupants of the building. Lessee shall not conduct or permit to be conducted vocal or instrumental practice.

I. No aerial maybe placed or attached to the roof or exteriors of the building. Any aerial placed or attached on the roof or exterior walls of the buildings without consent of the Lessor in writing is liable to removal without notice.

J. The water closets, washbasins, sink, disposal and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed and no sweeping, rubbish, rags or other substances shall be thrown therein. All damages from any misuse of the fixtures in the demised premises shall be borne by Lessee.

K. Lessee shall not mark, drill into or in any way deface any part of the demised premises or the building of which they form a part. No binding, cutting, or stringing of wires shall be permitted, except with the prior written consent of Lessor, and except as Lessor may direct.

L. No painting or wall papering of walls, ceilings, cabinets, closet doors or other doors will be permitted without the prior written consent of Lessor.

M. Conduct of Lessee and Lessee's guests and occupants shall not be disorderly, boisterous or unlawful and shall not disturb the rights, comforts or conveniences of other persons in or near the Apartment Community.

N. The Apartment and other areas which are reserved for Lessee's use shall be kept clean and sanitary by Lessee.

O. Lessor may regulate, limit or prohibit from the Apartment or Apartment Community, the following: motorcycles, bicycles, tricycles, skateboards, recreational vehicles, boats, trailers, vehicles which are inoperable or which have an expired license or inspection sticker, furniture movers, delivery men and any other person or persons who in the Lessor's reasonable judgment disturb the community.

P. Loitering in and around the office, laundry facility and residence by Lessee, Lessee's family, Lessee's guests and others is prohibited.

Q. Lessee shall not have any barbeque grills or cooking devices closer than 10 feet to any building pursuant to City/County ordinance.

R. No barbeque grills, cooking devices or lighter fluid shall be stored on Lessee's balcony/porch.

S. Lessee, or any of Lessee's guests or invitees, shall not carry or have on their possession, any weapons which shall include guns (of any type) in any common area or management office.

T. Any violation of these rules and regulations will result in a resident being in breach of their lease.

Resident: Destiny Matthews Date: 12-1-19

Resident: _____ Date: _____

Resident: _____ Date: _____

Management: _____ Date: 12-1-19

FIRE SAFETY

How to Prevent a Kitchen Fire

- Clean your stove top and drip pans regularly. When grease builds up you are at a higher risk of fire.
- Do not put hot grease in plastic or metal containers. Wait until grease has cooled then put it in a safe container and dispose of it properly. Do not pour grease anywhere on the grounds.
- Be on alert! Remain in the kitchen while food is cooking and use a timer to remind you that food is cooking. Especially stay alert and in the kitchen while you are frying, grilling or broiling food.
- Keep anything that can catch fire such as oven mitts, wooden utensils, food packaging, towels, curtains or any flammables away from your stovetop and do not store flammables in the oven.
- Know where to purchase a personal fire extinguisher, know where it is at all times and replace it according to the directions that come with the extinguisher.
- Heat oil slowly to the temperature you need then add the food gently as not to splatter the grease. Think about investing in an inexpensive frying pan splatter screen.

What to Do

- There are several different types of house fires you may encounter. All of them can be put out by your personal fire extinguisher.
- Never use water to try and put out an electrical fire or cooking/grease fire.
- Common house fires and what to do:
  - Small electrical fire: Switch off the power to whatever started the fire and smother it with a clean nonflammable blanket. Again, you can also use a fire extinguisher DO NOT USE WATER.
  - Small stovetop cooking fires: Keep a lid nearby. Smother the fire by sliding the lid over the pan and turn off the stovetop. AGAIN DO NOT USE WATER. Get a fire extinguisher or pour baking soda on the fire to smother it.
  - If there is an oven fire on the inside of the stove, turn off the heat and keep the door closed.

How to Evacuate

- If you see or smell smoke, see fire, or hear the fire alarm, you and your family need to evacuate and call 911.
- Do not re-enter your home until the fire department, management or maintenance clears the building.

Renter's Insurance

The best way for you and your family to protect yourselves financially in the case of a fire is by purchasing renter's insurance. This insures your belongings, protects you if you are responsible for a fire, and may even help cover expenses if your home becomes uninhabitable after a fire. There are several local agents that you can contact to purchase renter's insurance. Usually adding renters insurance to your auto insurance policy, is less expensive (*see Renter's Insurance Notice*).

Resident's Initials DM

Northwinds Apartments

Privacy policy for personal information of applicants and residents

Notice. Thank you for considering Northwinds Apartments for your housing needs. In accordance with our application process, you will be required to submit a signed application that will request certain personal information from you so as to allow us to properly consider, evaluate and process your application for residency. We initially collect personal information about you in this form to assess your application for residency with us. We may need to collect information about you from your previous landlords or rental agents, your current employer and your references. We will also check for any previous rental defaults in databases such as court records. Personal information collected in the application process and during the course of the residency may be disclosed to us. Throughout this process, we are dedicated to protecting the privacy of your personal information, including your social security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state law regarding protection of your person information.

Your consent for collecting this information set forth in this document. If your application is approved we may disclose your details to service providers relevant to the residency relationship. If you do not sign the consent set forth below then your application will be rejected and your residency with us denied.

How information is collected. You will be furnishing some personal information (such as social security or your governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form that you provide to us or to an apartment locator service, either on paper or electronically.

How and when information is used. We may use this information in the process of verifying statements made on your rental application, such as your rental, credit and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for money you may owe us in the future or for any purpose or manner as my otherwise be set forth in this policy.

How the information is protected and who has access. IN our company, only authorized persons have access to your social security or other governmental identification number. We keep all documents containing this information in a secure area, accessible only by authorized person. We limit access to electronic versions of the information to authorized persons only. We have safeguards, and company policies and procedures, designed specifically to guard your personal information against accidental disclosure. Our employees and agents cannot use your personal information for purposes other than those set forth in this policy or as we otherwise authorize. Access to your personal information is restricted, and employees who fail to follow our policies and procedures are subject to disciplinary action or termination. We do have third parties that are not affiliated with us and who perform services for or functions on behalf of us. They may assist us in servicing accounts, collecting money and personal information from our residents, processing transactions and providing us accounting, legal and other professional services. They are asked to hold the personal information we provide to them in confidence, and use the personal information only to provide the services we have hired them to perform for you or us. We may be compelled to disclose information during the investigation of fraud or illegal activity, during the course of civil litigation, or an audit. For example, personal information we have collected may be released upon service of search warrant, subpoena or other lawful court order issued by a court of competent jurisdiction. At your request, we may also send personal information about you to the owners of any other properties provided that you have followed our procedures and used our forms.

How the information is disposed of. After we no longer need your social security or other governmental identification numbers, we will store or destroy the information in a manner that ensure s that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information. If you terminate your residency in our communities or otherwise end your customer relationship with us, this policy will apply to personal information we collected while this policy was in effect unless we sent you a revised policy during your time as our resident.

Applicants Initials _____ _____ _____ _____

Statement of Rental Policy

- **Identity Verification.** A Government Issued photo identification will need to be presented by all applications and co-signers and all applicants and co-signers hereby acknowledge and consent to the apartment communities neutrally applied policy of retaining a copy of the identification.
- **Scoring of your Consumer Credit Report.** Based upon your credit score, your application will either be accepted, rejected or accepted with conditions, which can require an additional security deposit and/or an increase in monthly rent. If your application is rejected or is accepted with conditions, you will be given the name, addresses and telephone number of the consumer reporting agencies, which provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.
- **Criminal Background search.** If your application s accepted or accepted with conditions, we will conduct a criminal backgrounds search. It is our policy not to lease to applicants with felony or misdemeanor convictions associated with theft, drugs or harm to others or to those applicants with pending charges associated with theft, drugs or harm to others. If the criminal background search and/or information provided by your, reveals past criminal behavior or pending criminal charges which violates our policy, our acceptance of your lease application will be withdraw.
- **Income verification.** If your application is accepted or accepted with conditions, such acceptance is conditional upon receipt of third party employment verification,. Applicants must have a gross income of at least 2.5 times the market rent amount. Guarantors must have a gross income of at least 5 times the market rent amount. If we are unable to verify your income or your verifiable income is inconsistent with the information you have provided in your lease application, our acceptance of your lease application will be withdrawn and your application denied.
- **Holding Deposit.** The apartment community has received the following amounts from the undersigned: Security deposit $ 545.00 Application fee $ 30.00
- **Deposits and Fees.** The application fee is non-refundable. Security deposits shall be refunded if rental application is rejected by the apartment community. If cancelled by an applicant after three (3) days after approval of application, including weekends, all security deposits shall be non-refundable.
- **Consent to Verify Credit and Criminal Background.** All applicants and co-signers must agree to the criteria listed above by signing this statement of rental policy.
    - I hereby consent to allow Northwinds Apartments, through its designate agent and its employees, to obtain and verify my credit information, including a criminal background search for the purpose of determining whether or not to lease an apartment to me. All of the information that I have provided is true and accurate and I understand that this information will be relied upon in approval of my

residency. I understand that should I lease an apartment, Northwinds Apartments and its agent shall have continuing right to review my rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

- **Signature/Verification**. By signing this document, the applicants and co-signers acknowledge that they have read this statement of rental policy and agree to the polices herein set forth and all representations made and information provided by the undersigned applicants an co-signers on this document, or on any application or lease agreement provided by the apartment community, is true and correct. The undersigned applicants and co-signers further agree that if any such information is false, the apartment community may terminate any lease contract that may be entered into between the parties subsequent to the date of this document upon discover of same. The undersigned applicants and co-signers further agree that this paragraph is incorporated into and shall be a part of any lease application, or, any lease contract executed between the parties.

Applicants Signature _____ Date _____

Applicants Signature _____ Date _____

Applicants Signature _____ Date _____

Applicants Signature _____ Date _____

Management _____ Date _____

The apartment community has reviewed your consumer credit report, criminal background search, and proof of income and in order for us to approve your application at this time we must require that you provide us with 5 additional references that we may contact If we are unable to reach you and need to get in contact with you regarding your apartment. By signing this document you acknowledge that we will be contacting each reference below to verify the information provided is true and correct and may contact them in the future if we are unable to reach you, you further agree that if any such information is false the apartment community may terminate any lease contract that may be entered into between the parties subsequent to the date of this document.

Reference Name: Dionza Preston
Relationship: Mother
Address: 12909 Old Bridle Lane
City, State, Zip: St. Louis
Phone #: 314-536-1607

Reference Name: _____
Relationship: _____
Address: _____
City, State, Zip: _____
Phone #: _____

Reference Name: Brenda Loper
Relationship: Grandmother
Address: 5942 Minerva Ave
City, State, Zip: St. Louis
Phone #: 314-498-0813

Reference Name: _____
Relationship: _____
Address: _____
City, State, Zip: _____
Phone #: _____

Reference Name: Teri Henry
Relationship: Aunt
Address: _____
City, State, Zip: St. Louis MO
Phone #: 314-602-6985

Signature of Applicants

_____

_____

Leasing Consultant

_____

_____
Date

VIOLENCE, DATING VIOL CE OR STALKING

U.S. Department of Housin and Urban Development
Office of Housing

OMB Approval No. 2502-0204
Exp. 6/30/2017

LEASE ADDENDUM

VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT DESTANI MATTHEWS	LANDLORD SM T.E.H. NOTHWINDS, LP	UNIT NO. & ADDRESS 1733 EXUMA

This lease addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is December 1, 2019. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Destani Matthews
Tenant

12-1-19
Date

SM T.E.H. Northwinds, LP
Landlord

12-1-19
Date

NORTHWINDS APARTMENTS SATELLITE ANTENNA ADDENDUM

THE FEDERAL COMMUNICATIONS COMMISSION IN SECTION 1.4000 OF TITLE 47 OF THE CODE OF FEDERAL REGULATIONS HAS RULED THAT AS A RESIDENT OF RENTAL HOUSING YOU HAVE LIMITED RIGHTS IT INSTALL A DISH ANTENNA TO RECEIVE TELEVISION PROGRAMMING BY SATELLITE. THIS LEASE ADDENDUM EXPLAINS HOW THOSE RIGHTS APPLY AT BRIGHTON APARTMENTS. THIS ADDENDUM ALSO INCLUDES REASONABLE RESTRICTIONS, WHICH THE FCC PERMITS, AND ADDITIONAL PROVISIONS RELATED TO SAFETY. IF YOU CHOOSE TO INSTALL DISH ANTENNAS YOU WILL HAVE COMPLETE RESPONSIBILITY FOR SAFE INSTALLATION AND MAINTENANCE OF THE DISH. ALL INSTALLATION PLACEMENT MUST APPROVED BY BRIGHTON APARTMENT MANAGEMENT BEFORE IT IS COMPLETED, WE AT BRIGHTON TAKE NO RESPONSIBILITY FOR SAFETY OF YOUR INSTALLATION.

YOU MAY NOT INSTALL A DISH ANTENNA UNTIL ALL PERSONS WHO SIGNED YOUR LEASE HAVE SIGNED ACKNOWLADGEMENT OF THIS ADDEMDUM AS WELL.

1) ANTENNA SIZE: You may install ONE antenna which is no greater than 1 meter (39 INCHES) in diameter; it may receive but not send signals.

2) LOCATION: Antennas may only be installed in areas within the leasehold. As a result, you may install an antenna inside the unit or on the balconies, terraces or patios within the leasehold standards. Antennas may not be installed on the roofs, exterior walls, windowsills or common areas of the property. In addition you may not use devices that extend the dish or antenna beyond the balcony railing or patio line. Your antenna may not be installed outside of a window, unless the window opens on your private balcony or patio. The antennas or satellite dish may not interfere with the use or enjoyment of other resident's units or common areas. The landlord May temporarily remove the antenna if necessary for repairs to or maintenance of the building.

3) INSTALLATION: For safety reasons the installation materials must be acceptable to the property management. The antenna must be installed by a quailed installation professional that has adequate workers compensation insurance and public liability insurance. Brighton property management must pre approve the install. The antenna must be securely attached to the property within the lease requirements. For example drilling holes in walls, windows doorways, and roofs is ABSOLUTELY prohibited and removal fee and possible consequence is applicable if the tenant does not cooperate with the placement requirements.

4) SIGNAL TRANSMISSION: if the dish Antenna is installed on the outside of your living quarters the signal may be transmitted to the interior of your unit only by: (1) a flat cable running throughout the door or window in such a manner that it does not damage the door or window or interfere with its operation. (2) Connecting cable "through a window pane" similar to the connection used for external car antennas without damaging the window.(3) a wireless transmission of the signal that meets FCC non-interference requirements; and (4) any other not method approved in advance by the Brighton management team. You may not alter existing Cable connections , please use the existing holes made for connection purposes and avoid drilling new unless absolutely necessary. Your professional Install is at the tenants own expense and no way is the Realty or Brighton Management responsible for costs assorted with satellite installation. In addition all co axel cable placements is considered a fixture and is a violation of this addendum is removed upon termination of the lease.

5) DAMAGE TO BUILDING OR PROPERTY: Residents who install antennas are responsible for any damages to the property, ordinary reasonable use and wear and tear is acceptable, any preventable or purposely committed damage in regards to this addendum becomes the tenant full financial responsibility. As said in paragraph 4 all antenna/satellite materials are the tenants' responsibilities' to remove upon leaving. Any removal will also be the residents' financial responsibility.

Satellite Antenna Addendum Acknowledgement

By signing this document I am acknowledging I have received and comprehend the rules and regulations for satellite installation. I will not install or have installed any satellite or dish device without approval of placement from Brighton management. The owner and or management may establish other rules not mentioned in this addendum. Tenant acknowledges and agrees to pay any fees associated with satellite removal if unauthorized installation occurs.

Signature of Tenant [signature] 12/19 Date

Cotenant Signature _____ _____ Date

Address
1733 Exuma
St. Louis, MO 63136

X [signature] 12-19 Date

SM-TEH

BEDBUG ADDENDUM

1733 Exuma in the city/county of St. Louis, MO 63136.

*Residents acknowledge that the Owner/Agent has inspected the unit and is aware of no bedbug infestation.
*Residents claim that all furnishings and personal properties that will be moved into the premises are free bedbugs.

_____Residents Initials _____Residents Initials

Residents hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.
2. Resident shall report any problems immediately to Owner/Agent. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units.
3. Resident shall cooperate with pest controls efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem at the resident's expense. Your unit must be properly prepared for treatment. Resident must comply with recommendations and requests from the pest control specialist prior to professional treatment including but not limited to:
    a. Placing all bedding, drapes, curtains, and small rugs in bags for transport to laundry or dry cleaners.
    b. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
    c. Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
    d. Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of them properly
    e. Wash all machine-washable bedding, drapes, and clothing etc on the hottest water temperature and dry on the highest setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bedbugs. Discard any items that cannot be decontaminated.
    f. Move furniture toward the center of the room so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
4. Resident agrees to indemnify and hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses including but not limited to attorney's fees that the Owner/Agent may incur as a result of the negligence of the Residents or any guest occupying or using the premises.
5. It is acknowledged that the Owner/Agent shall not me liable for any loss of personal property to the Resident, as a result of an infestation of bedbugs. Resident agrees to have personal property insurance to cover such losses.

By signing below, the undersigned Residents agree and acknowledge having read and understood this addendum.

Resident 12-1-19 Date

Resident Date

Owner/Agent 12-1-19 Date

T.E.H. Realty

RECERTIFICATION AGREEMENT

Name of Property: SM T.E.H. Northwinds, LP

Units Address: 1733 Exuma City: St. Louis State: MO 63136

Names of Residents: Destani Matthews Date Lease Begins: 12-1-2019

We have read the lease and understand the following which has been discussed with is about our recertification obligations:

1. We will be paying the rent for our apartment each month as state in the lease.
2. The pretty at which we are renting is operated under Section 42 of the IRS Code, which requires that every **365** days we complete paperwork to determine the amount of income for the household.
    a. The date by which the household must recertify is: 10-1-2020
3. The date by which the household must complete the necessary paperwork and return it to the management office is 10-1-2020. This is the 10-1-2020.
4. The manager will send us a letter about 90 days before our Recertification Date, reminding us to complete the appropriate paperwork. This paperwork will be provided with a letter.
5. If we do not return this paperwork to the office by the Cutoff Date, we understand that a notice will be sent to us requiring that we vacate the unit at the end of the current lease term.
6. We understand this requirement and agree to abide by these terms and conditions.

Signature of Resident: Destani Matthews Date: 12-1-19

Signature of Resident: _____ Date: _____

Signature of Resident: _____ Date: _____

Signature of Resident: _____ Date: _____

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

Lead Warning Statement

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

Lessor's Disclosure

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

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

_____

_____

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

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

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

_____

_____

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

Lessee's Acknowledgment (initial)

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

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

SM T.E.H. Northwinds, LP

Lessor	Date	Lessor	Date
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date

TEH Realty

ITEMIZED REPAIR AND VACANCY CHARGES

Subject property: Northwinds Apartments

The purpose of this cost schedule is to inform residents of charges they may incur, this document is an additional addendum, and will be received and signed along with the residential lease agreement. Signature of receipt below is tenants' agreement to pay any and all charges acquired.

Statement of repair charges for damage done to property or its contents during the tenancy or upon vacating of the property at Lease Termination by Tenant(s). Every charge indicated below is chargeable to Tenant(s) during the tenancy, or upon vacating the property for any reason. This is not a comprehensive list, and Tenant(s)' signature(s) to this Addendum indicates Tenant(s)' acknowledgement that items may not be included on this list, which may require repair if damaged, and certain items included on the list may be on occasion more costly to repair or replace, such as if the item is of higher than standard quality.

CLEANING:	$
Refrigerator	20.00
Freezer	20.00
Stove top	15.00
Oven	30.00
Stove hood	15.00
Kitchen cabinets	15.00
General Cleaning of ALL hard surface floors	50.00
Tub/shower and area	20.00
Toilet/Sink/Cabinet	30.00
Vacuuming	20.00
Ceiling Fan	25.00
Trash Removal (Subject to Change)	80.00
REPLACEMENT PLUMBING FIXTURES:	
Kitchen faucet	175.00
Bathroom faucet	15.00
Shower head	40.00
Toilet tank lid	35.00
Garbage disposal	100.00
REPLACMENT WINDOWS & COVERINGS:	
Mini Blind (Each)	25.00
Vertical blind	75.00
Window Screen	65.00
Window Replacement	100.00
REPAIR AND REPLACMENT DOORS:	
Entrance Door	165.00
Repair Hole in Door (Each)	75.00
Repair forced Door damage	90.00
Patio Door Glass	175.00
Patio Door	200.00
Patio Door Screen	100.00

Replace kitchen floor tiles	350.00
Remove carpet stains (per room)	50-200.00
Deodorize carpet	50.00
Replace carpet (per room)	350.00
Repair Laminate Flooring (small area)	200.00
Repair Laminate Flooring (entire room)	600.00
Repair linoleum	150.00
Replace linoleum	375.00
WALLS:	
Painting	200.00
Repair hole in wall (up to 8 sq. in.)	75.00
Remove wallpaper (per room)	75.00
ELECTRICAL:	
Replace light bulb (each)	2.00
Replace light fixture	75.00
Replace electrical outlet/switch	50.00
MISCELLANEOUS:	
Fumigate for fleas, roaches, other	250.00
Replace countertop	475.00
Replace Bathroom mirror	65.00
Replace Ceiling Fan	50.00
Repair towel bar	20.00
Replace thermostat	100.00
Replace Refrigerator Rack	75.00
Replace Drip Pan (each)	20.00
Satellite Removal	50.00
Refrigerator Handle	60.00
Burner Caps (x2)	75.00

***Mailbox keys and Apartment keys** are all received by tenant at move-in. To avoid incurring charges these items are to be returned to the office after the Lessee has vacated the unit.

Door Key	50.00
Mailbox Key	50.00
Laundry Card	15.00

FLOORING:

Tenant(s) have reviewed the information above and confirm they understand the charges stated within, and that it is their responsibility to notify Brighton Apartments immediately of either damage done to the property or of a repair needed:

SM-TEH NORTHWINDS, LP

_____ DATE_____

(Authorized Agent)

Tenant: _____ DATE_____

NORTHWINDS APARTMENTS

9556 Glen Owen Dr.
St. Louis, MO 63136
Office (314) 521-0222

Renters Insurance Addendum to Lease

This lease addendum is written in effort to prove you have purchased rental insurance for your apartment. This is a requirement to the terms of your lease.

Tenants Insurance Responsibilities:

Lessor (NORTHWINDS APARTMENTS AND ALL ITS SEPERATE ENTITYS) is not an insurer of the Lessee's personal and private property.
Lessee (YOU) shall carry sufficient insurance to insure all of the Lessee's property located on the Lessor's premises.

The importance of this letter is that we are not responsible for damage or loss of personal property in your apartment or on the leased premises.

Your obtaining your own insurance will avoid your own liability for any of the following;

1) Damages incurred by factors beyond the control of management, or beyond your control for example natural disaster, fire, and crime.
2) The value of your personal property (furniture, clothing, electronics, personal possessions etc..
3) Your liability, should guests and / or visitors injure themselves while inside your apartment.
4) Your liability for damages to the building or other apartments that is caused by you within reasonable circumstance, determined by management and/or your insurance company.

<u>We do require you to obtain renters insurance for your protection!</u>

✓ *I / We have read and I / We fully understand the contents and meaning of this addendum.*

Dester Mathews Date 12-1-19
Resident Signature

_____ Date_____
Resident Signature

Authorized Agent Signature

12-1-19 Date

SECTION 42 ADDENDUM

THIS ADDENDUM is being attached to, and incorporated by reference in, that certain apartment Rental Contract ("Contract") between the undersigned Lessor and the undersigned Lessee for the purpose of modifying certain terms and conditions of the Lease. The parties agree that if any terms of the Contract and this Addendum are inconsistent, the term set forth on this Addendum shall govern.

1. Low-Income Housing Credit: The premises are to be operated in accordance with the requirements of the low-income housing credit program under Section 42 of the Internal Revenue Code of 1986, as amended (the "Program"). Tenant's rights hereunder shall be subject to the requirements that must be met under the Program in order for Lessor to qualify to take the cost of the premises into basis for calculation of Lessor's tax credit. Lessee shall cooperate with all Lessor requirements related to such compliance and the Program.

2. Income Certification: Lessee has completed and executed an Income Certification form prior to execution hereof, and may be requested by the Lessor to complete and execute further Income Certification Forms no less than annually hereafter. Upon request by Lessor, Lessee shall recertify Lessee's household income to the Lessor or any governmental or quasi-governmental agency in a manner satisfactory to Lessor, and shall complete any and all other certifications and supply further documentation with respect to income and occupancy of the premises as may be reasonably requested by Lessor. Failure to provide accurate and timely income certification will constitute a breach of this lease.

3. Student Status: Lessee shall notify Lessor immediately in writing if Lessee becomes a student. Units occupied entirely by full-time students may not be eligible to qualify under the Program. Should the unit become occupied entirely by full-time students Lessor may require an immediate termination of the Rental Contract and Lessee will vacate the premises within thirty (30) days of such status.

4. Smoke Detector: Lessee acknowledges that building codes require operational smoke detectors to be installed in all apartment units. If smoke detectors require maintenance, Lessee agrees to notify Lessor immediately of such maintenance requirement. Lessee further acknowledges that it shall be a breach of the rental contract for Lessee to disconnect or disable smoke detectors or to fail to notify Lessor immediately if smoke detectors require maintenance.

5. Carbon Monoxide Detector: Lessee acknowledges that if the apartment unit has operational carbon monoxide detector per building code 24.320.301, that it shall be a breach of the rental contract for Lessee to disconnect or disable carbon monoxide detectors or fail to notify Lessor immediately if carbon monoxide detectors require maintenance.

WITNESS WHEREOF, the undersigned have duly executed this Addendum or caused it to be duly executed as of the date of the Rental Contract.

Lessee:

Signature: Destan Matthews

Signature: _____

Signature: _____

Date: 12-1-19

Agent:

Authorized Signature: _____

Date: 12-1-19

ADDENDUM TO RENTAL LEASE – NO TOLERANCE POLICY

In consideration for execution or renewal of a lease of the unit identified in the lese, the Owner and Resident agree as follows:

The NO TOLERANCE POLICY is based upon provisions of the lease, rules, and regulations, as well as the Lease Addendum for Drug-Free Housing. Your lease states in Section 29 "The resident, family members and/or guests may not engage in the following activities: behaving in a loud obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the premises, etc." Your lease also states in Section 35 "Violations of the above provisions shall be material and irreparable violation of the lease and good cause for termination of tenancy."

Under the NO TOLERANCE POLICY the following WILL NOT BE TOLERATED:

1. Acts of violence toward a resident, guest, staff member, etc.
2. Fighting
3. Threatening Behavior
4. Destruction of Property
5. Loitering
6. Loud and/or Obnoxious Behavior
7. Loud music either from an apartment or a car stereo
8. Use of Alcoholic beverages in common areas
9. Social gatherings must be confined to apartment home
10. Excessive repeated offences
11. Unauthorized Guests

This is a one strike and you're out policy. There will be no discussion, if resident, guest of resident or child of resident is witnessed acting in violation to the NO TOLERANCE POLICY that resident will be given a 30 day notice to vacate. At the end of those 30 days eviction proceedings will begin immediately.

IN WITNESS WHEREOF, the undersigned have duly executed and incorporated this Lease Addendum into the Lease executed or renewed this day between Owner and Resident.

Destani Matthews — Resident's Signature

Destani Matthews — Print Name

12-1-19 — Date

_____ — Resident's Signature

_____ — Print Name

_____ — Date

_____ — Management's Signature

12-1-19 — Date

REQUEST FOR VERIFICATION OF ASSETS

TO cash card/Cashapp
(Name of Financial Institution)
1733 Exuma Dr
(Address)
St. Louis MO
(City, State and Zip Code)

DATE _____

RE Destani Matthews
(Applicant Name)

SS# 497-08-7857

The person listed above has indicated that he or she has accounts with your institution. Information provided will remain confidential and will be used solely for the purpose of determining eligibility for occupancy.

Sincerely,

Management Agent

I hereby authorize the above management agent to make inquiries regarding my accounts for the purpose of determining my eligibility for occupancy.

Signature: _____ Date: _____

THE FOLLOWING IS TO BE COMPLETED BY THE FINANCIAL INSTITUTION:

Account Holder's Name: _____

Type of Account or Asset and/or Account #	Withdrawal Penalty	Average Balance for the Last 6 Months	Current Balance or Value of Asset	Current Interest Rate or Yearly Dividend Amount

(Authorized Signature) _____ (Date) _____

(Title) _____ (Phone) _____

PLEASE RETURN FORM TO:

(Name and Title) _____

(Address) _____

(City, State and Zip Code) _____

NORTHWINDS APARTMENTS

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1) Resident, any member of the resident's household or a guest or other person affiliated with or under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or the use of a controlled substance (as defined in Section 102 of the Controlled Substance Act 21 U.S.C. 802).
2) Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near said premises.
3) Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4) Resident, any member of the resident's household or a guest, or another person under the residents control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance, as defined in I.C. 35-48 at any location, whether on or near the dwelling unit, premises or otherwise.
5) Resident, any member of the resident's household or a guest or another person under the resident's control, shall not engage in any illegal activity, including prostitution, as defined in I.C. 35-45-4-2, criminal street gang activity as defined in I.C. 35-45-9-1, threatening or intimidating as prohibited by I.C. 35-45-2-1, battery as prohibited in I.C. 35-42-2-1, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenants or involving imminent or actual serious property damage.
6) **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any provision of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. ****It is understood that a single violation shall be good cause for immediate termination of the lease.** Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7) In case of conflict between provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8) This lease addendum is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident
Signature
12-1-19
Date

Owner
Signature
12-1-19
Date

T.E.H. Realty

ADDENDUM TO RENTAL LEASE – NO TOLERANCE POLICY

In consideration for execution or renewal of a lease of the unit identified in the lease, the Owner and Resident agree as follows:

The **NO TOLERANCE POLICY** is based upon provisions of the lease, rules, and regulations, as well as the Lease Addendum for Drug-Free Housing. Your lease states in Section 29 "The resident, family members and/or guests may not engage in the following activities: behaving in a loud obnoxious manner, disturbing or threatening the rights, comfort, health, safety, or convenience of others (including out agents and employees) in or near the premises, etc." Your lease also states in Section 35 "Violations of the above provisions shall be material and irreparable violation of the lease and good cause for termination of tenancy."

Under the NO TOLERANCE POLICY the following WILL NOT BE TOLERATED:

1. Acts of violence toward a resident, guest, staff member, etc.
2. Fighting
3. Threatening behavior
4. Destruction of property
5. Loitering
6. Loud and/or Obnoxious behavior
7. Loud music either from an apartment or a car stereo
8. Use of alcoholic beverages in common areas
9. Social gatherings must be confined to apartment home
10. Excessive repeating offences
11. Unauthorized Guests

This is a one strike and you're out policy. There will be no discussion, if resident, guest of resident or child of resident is witnessed acting in violation to the NO TOLERANCE POLICY that resident will be given a 30 day notice to vacate. At the end of those 30 days eviction proceedings will begin immediately.

In witness whereof, the undersigned have duly executed and incorporated this Lease Addendum into the Lease executed or renewed this day between Owner and Resident.

Resident's Signature	Print Name	Date
Resident's Signature	Print Name	Date
Management Signature	Print Name	Date

EXHIBIT D – UNDER $5000 ASSET CERTIFICATION

For households whose combined NET assets DO NOT exceed $5,000.
Complete one form per household; include assets from children of the household.

Property Name: SM T.E.H. Northwinds, LP Property Number: 05438

Household Name: Destani Matthews Unit Number: EX733

THIS SECTION TO BE COMPLETED BY APPLICANT/RESIDENT

1. My/Our household assets include:

(A) Cash Value*	(B) Int. Rate*	(AxB) Annual Income	Source	(A) Cash Value*	(B) Int. Rate*	(AxB) Annual Income	Source
$ NA		$ NA	Savings Account	$ 3,381		$ NA	Checking Account
$ NA		$ NA	Cash on hand	$ NA		$ NA	Safety Deposit Box
$ NA		$ NA	Certificates of Deposit	$ NA		$ NA	Money Market funds
$ NA		$ NA	Stocks	$ NA		$ NA	Bonds
$ NA		$ NA	IRA Accounts	$ NA		$ NA	401K Accounts
$ NA		$ NA	Keogh Accounts	$ NA		$ NA	Trust Funds
$ NA		$ NA	Equity in RealEstate	$ NA		$ NA	Land Contracts
$ NA		$ NA	Lump Sum Receipts	$ NA		$ NA	Capital Investments
$ NA		$ NA	Life Insurance Policies (Excluding Term): NA				
$ NA		$ NA	Other Retirement/Pension Funds Not named above: NA				
$ NA		$ NA	Personal Property held As an investment**: NA				
$ NA		$ NA	Other (List): NA				

PLEASE NOTE: Certain Funds (e.g. Retirement, Pension, Trust) may or may not be (fully) accessible to you. Include only those amounts which are:

*Cash Value is defined as market value minus the cost of converting the asset to cash, such as broker's fees, settlement costs, outstanding loans, early withdrawal penalties, etc.

**Personal property held as an investment may include, but is not limited to, gem or coin collections, art, antique cars, etc. DO NOT include necessary personal property such as, but not necessarily limited to, household furniture, daily use of autos, clothing, assets of an active business, or special equipment for use of disabled.

2. ☐ **Within the past 2 years, I/We have sold or given away assets (including cash, real estate, etc.) for more than $1,000. below the fair market value (FMV). Those amounts* are included above and are equal to a total of: $ ____ the difference between Fair Market Value (FMV) and the amount received, for each asset on which this occurred.**
3. ☑ **I/We have NOT sold or given away any assets (including cash, real estate, etc.) for less than Fair Market Value (FMV) during the past 2 years.**
4. ☐ **I/We DO NOT have any assets at this time.**

The Net Family Assets (as defined in CFR 813.102) above do not exceed $5,000 AND the Annual Income from the Net Family Assets is $_____. This amount is included in the total Gross Annual Income.

Under penalty and perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge. The undersigned further understand(s) that providing false information herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a Lease Agreement.

Destani Matthews — Applicant/Resident Signature — 12-1-19 — Date

Applicant/Resident Signature — Date

Applicant/Resident Signature — Date

Applicant/Resident Signature — Date

EXHIBIT M – LIHTC CERTIFICATION OF STUDENT ELIGIBILITY

Property Name: SM T.E.H. Northwinds, LP Property Number: 05438

Applicant/Resident: Destani Matthews Unit Number: EX733

DEFINITION OF FULL-TIME STUDENT

For the purpose of this form, a full-time student is defined as one who is, has or will be carrying a full-time subject load or attending an educational institution accredited with a degree or certificate program (including K-12 school age children) during any portion of five months within the current calendar year. Verification of "Full time" status must be verified by the educational institution.

THIS SECTION TO BE COMPLETED BY APPLICANT/RESIDENT

To qualify under the Section 42 program rules, any low income tax credit household that is made up of all Full time Students, the household must meet one of the five exemptions (Ref. Section 42(i)(3)(D) and HR3221).

CHECK ONE

1) ☑ *This household is NOT comprised ENTIRELY of full-time students as defined above.*

   ☐ The qualifying household member is a verified part-time student.

2) ☐ *This household is comprised of ALL full-time students, but the following exemption applies:*

   ALL *members of this household:*

   ☐ The entire household is composed of a Head of Household who is a single parent with dependent children; the parent is not a dependent and the dependent child(ren) are not listed as dependents (as defined in IRC Section 152) on any other third party tax return, other than a parent of the dependent child(ren) in the household .

   ☐ The entire household is composed of individuals who are married that are eligible to file or file a joint tax return.

   ANY *member of this household:*

   ☐ A member of this household is receiving assistance under Title IV of the Social Security Act (TANF).

   ☐ A member of this household is enrolled in a job-training program receiving assistance under the Job Training Partnership Act/1998 Workforce Investment Act or under other similar Federal, State, or Local government agency funded programs.

   ☐ A student member of this household has previously received foster care and placement assistance by the State agency plan under Title IV, part B or E of the Social Security Act. (HR3221; effective date 7/30/2008)

NOTE: Any student household exemption marked above must be verified and qualification documented in the property household file for review.

I understand that this Certification is made part of the qualification process to determine eligibility for residency. Any misrepresentation herein will be considered a material breach of the Lease Agreement and subject me to immediate eviction. Under penalties of perjury, I certify the above information to be true, as of the date shown below.

Destani Matthews 12/1/19 _____ / / _____

APPLICANT / RESIDENT DATE APPLICANT / RESIDENT DATE

_____ / / _____ _____ / / _____

APPLICANT / RESIDENT DATE APPLICANT / RESIDENT DATE

T.E.H. Realty

As a resident of Northwinds Community you will find that one of the distinctive features we offer in our apartment homes as that our units have a full private basement. The basements are not finished and are not living spaces. The basements should only be used for storage and to house your washer and dryer connections in each unit. Our units DO NOT have a 220 outlet for electric dryers due to the fact that basements are below ground level that often crack. As the ground becomes saturated, during heavy rains, they do have the potential to leak. We cannot guarantee that any basement is dry but our maintenance staff will do everything they can to make appropriate repairs as problems occur. It is beneficial to store items in plastic boxes and place appliances on pallets.

Resident's Signature _____

Resident's Signature _____

Resident's Signature _____

Date: 3-1-19

Locator services. If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees-even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their privacy policies, as well.

Consent. I the applicant acknowledge that I have read the Privacy notice of Northwinds apartments and I understand and agree to its provisions. By signing below, I authorize Northwinds to collect personal and other all information about me from; (a) my previous rental agents and/or landlords; (b) my personal references; (c) any public records or residency database which may contain personal information about me; (d) my employers; or € any other third parties who may have relevant information pertaining to my application for residency. I further authorize Northwinds to make any and all necessary inquires and verify all information required by Northwinds to consider, evaluate or process my application.

THIS DOCUMENT MUST BE SIGNED BY ALL APPLICANTS OR THE APPLCIATION FOR RESIENCY WILL BE REJECTED AND RESIDENCY DENIED.

[signature]	12-1-19
Applicants Signature	Date
Applicants Signature	Date
Applicants Signature	Date
Applicants Signature	Date
[signature]	12-1-19
Management	Date