Home365 Property Management
3080 S Durango Dr. , Suite 205, Las Vegas, NV 89117

1. Residency and Financials

1.1 LEASE DATE AND RESPONSIBILITIES

This Lease for the Property located at: 3544 4th StBaltimore, MD, 21225
dated 6/11/2026 is between the Landlord and the Tenant. Each Tenant is individually responsible for all of the obligations of this Lease, including Rent, fees, damages and other costs.

1.2 TENANTS

Financial Responsible Tenant's are: Rakia Hamilton

1.3 CO-SIGNERS (If applicable)

Co-Signer's are: Rakia Hamilton

Each Co-signer is individually responsible for all obligations of this Lease, including Rent, late fees, damages and other costs. Co-signers do not have the right to occupy the Property as a tenant without the Landlord's prior written permission (in its sole discretion).

1.4 LANDLORD; PROPERTY MANAGER

Home365 Property Management, Clipcall, Inc. is the Property Manager of this property and has a signed contract with the owner of the property, the Landlord, to handle all management of this property.
Mailing address: 3080 S Durango Dr. , Suite 205, Las Vegas, NV 89117
Maintenance Request: Submit a project through www.Home365.co or through the tenant app.
Emergency Request: 1-800-837-0037 ext 9

1.5 STARTING AND ENDING DATES OF LEASE: (ALSO CALLED "TERM")

(A) Starting Date: 06-15-2026
(B) Ending Date: 06-30-2027

1.6 MONTH-TO-MONTH TENANCY

(A) Term.
This Lease continues on a month-to-month basis until properly terminated.

(B) Rent Adjustment.
Either the Property Manager or the Landlord may adjust the monthly Rent by giving the Tenant at least **30 days' written notice** before the effective date of the new rate.

(C) Termination Notice.
Either the Property Manager or the Tenant may terminate this month-to-month tenancy by providing at least 30 days' written notice before the desired termination date.

(D) Late Notice.
If notice of termination or rent adjustment is given less than 30 days before the next rent period, the existing Rent remains due through that full 30-day window.

(E) Governing Terms.
All other provisions of this Lease remain in full force and effect throughout the month-to-month tenancy, except as expressly modified above.

1.7 MOVE IN CHARGES

(A) The Following One Time Charges and First Month Rent are due before move in. Security Deposit, if required pursuant to Section 1.8 below, is due within 48 hours of application approval:

Security Deposit Amount: $1900.0
Pet Deposit (if applicable):
1st Month Rent Amount Due: $1900.0
Last Month Rent Due (if applicable) $1900.0

THE FIRST MONTH RENT WILL BE FORFEITED IF TENANT DOES NOT TAKE POSSESSION AT THE START OF THE LEASE FOR ANY REASON. THIS INCLUDES BUT IS NOT LIMITED TO A TENANT CHANGING THEIR MIND, NOT HAVING ENOUGH MONEY FOR FIRST MONTH RENT, LOSING A JOB, ETC.

1.8 RENT

(A) Rent is due in advance, without demand, on or before the 1st day of each month.
(B) The Rent due each month:

- [x] Option 1: TENANT PAYS A SECURITY DEPOSIT.

MONTHLY RENT $1900.0
MONTHLY PET FEES
<u>OTHER MONTHLY FEES</u> $39.95
TOTAL MONTHLY CHARGES $1939.95

Resident Benefits Package Fee:$39.95

OR

- [ ] Option 2: NO SECURITY DEPOSIT PLACED BY TENANT. TOTAL RENT

MONTHLY RENT $1900.0
MONTHLY PET FEES
<u>OTHER MONTHLY FEES</u> $39.95
TOTAL MONTHLY CHARGES $1939.95

Resident Benefits Package Fee:$39.95

Tenant has elected not to place a Security Deposit in the amount set forth in Section 1.7A . In exchange for not being required to place a Security Deposit, Tenant agrees to pay the higher Rent amount, which shall be per month, which shall be deemed the Rent for all purposes under this Lease, and shall be subject to future increase after notice from LANDLORD as set forth in this Lease, including, without limitation, increases in Rent upon renewal of the Lease. Such increases shall be based on the Rent amount set forth in this paragraph. Such Rent amount does not include Additional Rent or any other obligations under the Lease. Tenant acknowledges and agrees that no portion of the Rent as set forth in this paragraph is a Security Deposit and no portion of the Rent shall be treated and/or applied, in whole or in part, as a Security Deposit.

At any time Tenant chooses in its sole discretion, Tenant may, without penalty, place with the full Security Deposit set forth in Section 1.7 above, at which time, Rent shall be decreased to the amount that would be charged with a full Security Deposit in place (as set forth in “Option 1”, subject to applicable increases pursuant to this Lease, including, without limitation, in connection with renewals). For so long as the full Security Deposit is in place, the Rent shall remain at that amount, subject to increase after notice from Landlord as set forth in this Lease.

In the event of the following, Landlord and/or Property Manager may, upon thirty (30) days’ notice, require Tenant to place the full Security Deposit, and Tenant shall do so within thirty (30) days of such written notice:

a). if Tenant does not timely pay Rent causes damage to the Premises or the Property, or does not honor its obligations to keep up, maintain, Property repair and/or replace the Premises or the Property, or any part thereof, as set forth in this Lease or does not follow Property/Premises or Association rules and/or receives notices, fines or assessments;
b). upon Lease renewal, upon notice within thirty days’ prior to or following the renewal date;
c). upon a different property manager (other than Home365 Property Management) being hired;
d). if the Property is sold or otherwise transferred;
e) if the Property is sublet or the Lease is assigned or transferred; or
f) if Property Manager or Landlord determines in its sole discretion that it is not desirable to permit Tenant to not place a Security Deposit.

Regardless of whether Tenant places a Security Deposit, each Tenant, and the Co-Signers, that signs below shall be jointly and severally liable for the Rent, for all other amounts due under this Lease, and for any damages caused to the Premises during the Term as set forth more fully in Section 8 and throughout this Lease. By allowing Tenant to not place a Security Deposit and by collecting the Rent pursuant to this section, Landlord waives no, and Landlord here expressly reserves all, rights, remedies, claims, and damages available to it under this Lease and Local or other applicable law for any action or inaction by Tenant, its invitees and/or its successors.

(C) If Rent or other amounts due are more than 4 days late, Tenants shall pays a late fee equal to 10% of a month's rent in each case ("**Late Charge**").
(D) All other payments due from Tenant to Landlord, including Late Charges and Utility Charges are considered to be Additional Rent. Failure to pay this Additional Rent is a breach of the Lease in the same way as failing to pay the regular Rent. This Additional Rent is payable as Rent, together with the next monthly Rent due. If Tenant fails to pay Additional Rent on time, Landlord (and Property Manager) shall have the same rights against Tenant as if it were a failure to pay rent. Landlord may elect to apply monies received towards past due Additional Rent, paying the oldest charges first.
(E) Tenant agrees that all payments will be applied against outstanding Additional Rent that is due before they will be applied against the current Rent due.
(F) Tenant agrees that any rent in arrears will be subject to legal action with the court pursuant to local Landlord-Tenant Law on or before the 15th of every month.
(G) Tenant will pay a fee of $30 for any payment that is returned or declined by any financial institution for any reason.
(H) Landlord will accept the following methods of payment:
- ONLINE PAYMENT
- CHECK
- MONEY ORDER

(I) Landlord will NOT accept CASH payments
(J) Checks/Money Orders should be made payable to HOME365
(K) Security Deposit may not be used by Tenant to pay rent.
(L) Any non-online payment will be subject to a $10 processing fee (i.e. Check, money order, etc.). *As well as our right to revise that price from time to time at our discretion.
(M) In the event Property Manager commences eviction proceedings against Tenant due to Tenant's breach of the Lease, Tenant shall pay Landlord an eviction administrative fee in an amount equal to fifty percent (50%) of one month's Rent.

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

Initial

RH

Initial Here

2. Policies and Procedures

2.1 SECURITY DEPOSITS

(A) When Tenant moves from the Property, Tenant will return all keys and give Landlord written notice of Tenant's new mailing address where Landlord can return the Security Deposit.
(B) Tenant is responsible for cleaning the Property before giving possession back to the Landlord. Tenant will clean the entire property. Special cleaning attention should be given to the Stove (inside and outside), Refrigerator, Any other appliance, Windows, Cabinets, Countertops, Toilets, Sinks, Showers, Walls, Window Sills, and Floors.
(C) Within 30 days after Tenant vacates the Property, Landlord will give Tenant a written list of any damage to the Property for which the Landlord claims Tenant is responsible.
(D) Landlord will deduct cleaning costs, repair costs and any unpaid Rent and Additional Rent from Tenant's Security Deposit. If Tenant has not deposited or has elected not to deposit a Security Deposit as permitted in this Lease, Tenant shall pay such amounts immediately. Any remaining Security Deposit will be returned to Tenant (consistent with state regulations) after Tenant vacates the Property so long as a forwarding address has been provided. If Tenant does not provide a forwarding address the Landlord will send notice/funds to the property address in this lease.
(E) Tenants must have carpeted areas of the apartment professionally cleaned. Tenants must provide a receipt for carpet cleaning services at move out. Failure to provide receipts will result in the tenant being charged for professional carpet cleaning,
- If this box is checked the Professional Carpet Cleaning requirement in section 2.1 E is waived.

2.2 USE OF PROPERTY AND AUTHORIZED OCCUPANTS

(A) Tenant will use Property as a residence ONLY
(B) Not more than 6 people will live at the Property. Only persons listed as tenants or occupants are authorized to live at the property.
(C) List all other occupants who are not listed as Tenants in this Lease:
Kamari Weaver , Kamiyah Weaver , Kayleigh Armstrong , Kaileigh Armstrong
(D) Any person not listed on this lease agreement as a tenant or occupant is considered a visitor. Any visitor that will be staying at the property for a duration longer than seven (7) days must be approved, in writing and in advance, by the lessor.

2.3 POSSESSION

(A) Tenant may move in (take possession) at the Starting Date of this Lease
(B) If the Tenant cannot move in at this date because the previous tenant is still there or because of property damage, Tenant's exclusive rights are to:
  (a) Change the Starting Date of the Lease to the day when Property is available. Tenant will not owe or be charged Rent until Property is available; OR
  (b) If the move in date is delayed more than 7 days the tenant may end the Lease and have all money already paid as Rent, Additional Rent, or Security Deposit returned, with no further liability on the part of Landlord or Tenant.

2.4 LANDLORD'S RIGHT TO ENTER

(A) Tenant agrees that Landlord or Landlord's representatives may enter the property at reasonable hours to inspect, repair, or show the Property. Tenant does not have to allow possible tenants or other licensees to enter unless they are with the Landlords or Landlord's representative, or they have written permission from the Landlord.
(B) When possible the Landlord will give Tenant 24 hours notice of the time, date, and reason for entering.
(C) In Emergencies, Landlord may enter Property without notice
(D) Landlord may put up For Sale or For Rent Sign, use lock boxes, or take pictures of the property.
(E) Landlord will perform routine inspections. These inspections typically occur annually but under certain circumstances may occur more frequently. Landlord will give 24 hr. notice of these inspections. Tenant agrees to reasonably accommodate these inspections. Tenants will crate animals as needed. Failure to accommodate may result in a charge up to $100 to tenant.

2.5 RULES AND REGULATIONS

(A) Any violation of the Rules and Regulations is a breach of this Lease
(B) Landlord may create or modify the Rules and Regulations if the change benefits the Tenant or improves the health, safety, or welfare of others. Landlord agrees to provide all changes to tenant in writing
(C) If any fine is imposed on Landlord because of the actions of Tenant, or Tenant's family or guests, Tenant will reimburse the Landlord or pay the fine. Any unpaid fines will be considered Additional Rent.
(D) Smoking is NOT permitted in your apartment or in any common area of the building
(E) No play structures, Trampolines, Pools, or other outdoor equipment of all kinds, shapes, and sizes are permitted anywhere on or in the property.
(F) If there are specific Rules and Regulations for use of the property they may be attached as an addendum to this lease.

2.6 PETS

(A) Tenant will not keep or allow any pets on any part of the Property noted below. Service animals ARE NOT considered pets. All approved pets must pay a non-refundable pet deposit and pet fee of per month per pet.

Approved pets (if applicable):

(B) If pets are allowed, the follow Pet Policies and Regulations must be followed:
(a) Home365 Property Management Prohibits the following breeds under all circumstances:

Pit Bull
Doberman
Rottweiler
German Shepherd
Chow Chow
Husky
Great Dane
Akita
Boxer
Wolf Hybrid

(b) All dogs and cats must wear identification collars or tags, which include proof of current vaccinations.
(c) Tenants must provide landlord proof that pets are properly vaccinated.
(d) Pets must be kept under control at all times, so that they don't disturb other tenants and their guests. Tenants are required to clean up after their pets, both inside their apartment, and in all common areas and other parts of your property.
(e) Pets are not allowed to be kept outdoors or unsupervised in their apartment for an unreasonable period of time, and to keep pets must be kept in appropriate, contained areas within their apartment. For example, small reptiles such as lizards should be kept in terrariums and birds should be kept in cages.
(f) Tenants must carry renters' liability insurance that covers damage caused by pet accidents and the policy may not contain a dog bite exclusion or other such limitation.

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

Initial
RH
Initial Here

3. Responsibilities

3.1 CONDITION OF PROPERTY AT MOVE IN

Tenant has inspected the Property and agrees to accept the Property “as-is”.

3.2 APPLIANCES

(A) The following appliances are included in the rent. If an appliance is not specifically listed below it is not included.

Appliances included: Microwave , Refrigerator , Stove , Dishwasher , Washing machine , Dryer

(B) If any included appliances need replaced it is the tenant(s) responsibility to empty the appliance prior to replacement so the old appliance can be hauled away at time of new appliance delivery.

3.3 UTILITIES AND SERVICES

Landlord agrees to pay for the charges for utilities and services provided for the Property as listed below. If a service is not listed below it is the responsibility of Tenant to pay for that service. Landlord is not responsible for loss of service if interrupted by circumstances beyond the Landlord’s control. If tenant is responsible for the utility that provides heat the tenant must maintain active service for the duration of the lease. Failure to do so is a breach of the lease. Tenant will notify Landlord if Tenant receives any notices from utility companies of a pending termination of service.

Utilities Paid for by Landlord:

3.4 WATER USE

(A) IF water/sewer service is included in rent and paid by Landlord:

1. Tenant must report all leaks and running toilets to Landlord immediately
2. Tenant may not go over a water/sewer bill of $100 per month or $300 per quarter. The tenant will be billed for the difference of any bill in exceeding that amount.

3.5 LAWN CARE AND SNOW REMOVAL

(A) Lawn Care: Tenant is responsible for keeping the lawn maintained in a manner acceptable with local ordinances. Tenant agrees to:

1. Mowing grass regularly
2. Remove overgrown weeds
3. Throw away any trash, garbage or litter that is in the yard or in front of the house even if Tenant did not put it there.

If checked, Tenant is NOT responsible for lawn care

(B) Snow Removal: Tenant is responsible for keeping sidewalk and steps free from snow and ice in accordance with local ordinances. Tenant agrees to:

1. Remove snow from sidewalk within 12 hours of snow ending
2. Remove snow from steps within 12 hours of snow ending

If checked, tenant is NOT responsible for snow removal

(C) Any fine incurred by landlord because of Tenant not completing 3.5A or 3.5B will be billed to Tenant and will be considered Additional Rent.

(D) If snow is not removed by Tenant within 12 hours Landlord may remove snow and bill Tenant at a rate of $60 an hour.

3.6 LOCK OUT SERVICES

(A) Landlord does not provide lockout services. Please submit a project through the tenant portal. If time sensitive, contact a local locksmith and notify your property manager.

3.7 PEST AND RODENT CONTROL

Tenants are responsible for paying for pest and rodent control. Tenants will pay for bed bug extermination.

TENANTS ARE ENCOURAGED TO INSPECT PREMISES BEFORE SIGNING LEASE

3.8 DRAIN CLOGS AND OTHER MAINTENANCE

Tenants are responsible for paying for sink, toilet, shower, and tub clogs that originate in or near that fixture. Any clogs that occur because of broken or cracked pipes will be repaired and corrected at Landlord’s expense.
⚬ If box is check this is a mobile home lot and tenant is responsible for all mobile home maintenance.
Air filters are required to be changed by the tenant at least twice a year. Once in the Spring and once in the Fall. This only apply's to tenants who pay for their own heat and have a forced air system.
TENANTS ARE ENCOURAGED TO INSPECT PREMISES BEFORE SIGNING LEASE

3.9 BASEMENTS

Basements are not considered living space and should not be used as such. Under no circumstances should anyone ever sleep in a basement. If a tenant has access to the basement and they choose to store any of their personal belonging in the basement they do so at their own risk. Landlord takes no responsibility for damage to personal items for any reason including but not limited to water, mold, theft and/ or pest damage. Tenant acknowledges the basement may get damp or flood in extreme situations.

3.10 ADDITIONAL LEASE INFORMATION

By initialing below, you acknowledge and agree to the terms in Section 3.

Initial
RH
____
Initial Here

4. General Clauses

4.1 TENANT'S CARE OF PROPERTY

(A) Tenant will:
1. Keep the Property clean and safe.
2. Dispose of all trash, garbage and any other waste materials as required by landlord and the law
3. Use care when using any of the electrical, plumbing, heating, ventilations or other facilities or appliances on the Property
4. Notify Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
5. Obey all federal, state, and local laws that relate to the Property.
6. Clean up after service animals on the Property, including common areas

(B) Tenant will not:
1. Smoke while inside the rented space or inside any common areas.
2. Keep any flammable, hazardous or explosive materials on the Property.
3. Destroy, damage or deface any part of the Property or common areas.
4. Disturb the peace and quiet of other tenants or neighbors
5. Make changes to the property, such as but not limited to painting or remodeling, without the written permission of Landlord, plus permission from the municipalities if required. Tenant agrees that any changes or improvements made will belong to the Landlord. And if required the cost to restore to the original condition is the responsibility of the tenant.
6. Perform any maintenance or repairs on the Property
7. Burn open fires on the interior or exterior of property without written permission from Landlord AND municipality.

(C) Tenant is responsible to pay the costs for repairing any damage that is the fault of Tenant, Tenant's family or guests.
(D) Costs for reasonable "Wear & Tear" maintenance will be the responsibility of the Landlord.

4.2 DETECTORS AND FIRE PROTECTION SYSTEMS

(A) Landlord has installed Smoke Detectors
(B) Tenant will immediately notify Landlord of any broken or malfunctioning detectors
(C) Failure to properly maintain detectors, replace detector batteries or notify Landlord of any broken detectors is a breach of this Lease
(D) If any smoke detectors are found to be removed from the wall Tenant will be fined $50 per occurrence. Any unpaid fines will be considered Additional Rent.

4.3 DESTRUCTION OF PROPERTY

(A) Tenant will notify Landlord immediately if the Property is severely damaged or destroyed by fire or by any other cause. Tenant will immediately notify Landlord of any condition in the Property that could severely damage or destroy the property
(B) If Tenant, their family or guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will continue to rent, even if Tenant cannot occupy the Property.
(C) If the property is severely damaged or destroyed for any reason that is not the fault of Tenant:
1. Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenant and Landlord.
2. If the law does not allow Tenant to live on the Property, this Lease is ended

(D) If Lease is ended, Landlord will return any unused Security Deposit to Tenant.

4.4 INSURANCE AND RELEASE

(A) Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guest. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property.
(B) Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.
(C) Tenant is responsible for any loss to Landlord causes by Tenant, Tenant's Family, or Tenant's guests, including attorney's fees associated with that loss.

4.5 RENTER INSURANCE

A. Tenant is required to have Renters Insurance.
B. Tenant will provide a copy of policy to Home365 Property Management.

4.6 HOLDOVER TENANTS

If Tenant occupies the Property after the Ending Date or end of any Renewal Term, Tenant will be considered a holdover tenant and will be causing the Landlord damages. These damages will be equal to 2 times the amount of the monthly Rent plus any lodging expenses of the new occupant, eviction costs and attorney fees, paid on a daily basis without demand, in addition to the Eviction Admin Fee.

4.7 DANGEROUS DOG ACT

Tenant indemnifies and holds harmless landlord from any claims, damages, or injuries from the animal.

4.8 TENANT ENDING LEASE EARLY

Tenant may not end this Lease and move out of the Property before the Ending Date of the Lease or any Renewal Term UNLESS Tenant does ALL of the following

1. Tenant Continues to pay all Rent until the Ending Date of the Lease, or any Renewal Term or until a new tenant is approved by Landlord and a new lease takes effect, whichever happen first , AND
2. Tenant gives Landlord at least 60 days written notice AND
3. Tenant pays Landlord a termination fee of $100

4.9 ABANDONMENT

(A) Tenant has abandoned the Property if rent is unpaid AND:

1. Tenant has physically vacated the premises, removed substantially all personal property, OR
2. A court grants the Landlord possession of the Property OR
3. The utilities have been shut off

(B) If Tenant abandons Property while Rent is due and unpaid, Landlord may take possession of Property and immediately rent the Property to another tenant

1. If Tenant abandons OR moves out of the Property, Tenant will:
2. Remove all of Tenant's personal property, AND
3. Provide a forwarding address or written notice stating that Tenant has vacated the premises, AND
4. Contact the landlord within 10 days regarding the Tenant's intent to remove any remaining personal property
    1. If the intent is communicated to the landlord, the personal property shall be stored by the landlord at a location of the landlord's choosing for 30 days
    2. If no communication is made to the landlord within 10 days, the property may be disposed of at the end of the ten days at the discretion of Landlord and Tenant will pay all costs related to the removal and/or storage.

4.10 LANDLORD REMEDIES IF TENANT BREACH LEASE

(A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:

1. Taking possession of the Property by going to court to evict Tenant. Tenant agrees to pay A) Landlord's legal fees, court costs, and other associated filing costs B) Administrative Fee of $50, C) $750 to arbitration and an additional $1500 for a bench or jury trial.
2. Filing a lawsuit against Tenant for Rent, damages and Additional Rent, and for Rent and Additional Rent for the rest of the Term or any Renewal Period. If Landlord wins judgment against Tenant, Landlord may use the court process to garnish Tenant's wages and take Tenant's personal goods, furniture, motor vehicles and money in banks.
3. Keeping Tenant's Security Deposit to be applied against unpaid Rent or damages, or both.

(B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice.

TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO QUIT.

Transfer and Subleasing

(A) Landlord may transfer this Lease to another landlord. Tenant agrees that this Lease remains the same with the new landlord.

(B) Tenant may not transfer this Lease or sublease(rent to another person) the Property or any part of the Property without Landlord's written permission.

Initial

RH

Initial Here

4.11 SALE OF PROPERTY

(A) If Property is sold, Landlord will give Tenant in writing:
1. Notice that the Security Deposit and prepaid Rent has been transferred to the new landlord.
2. The name, address and phone number of the new landlord and where Rent is to be paid if known.

(B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced Rent to the new Landlord.
(C) Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord.
(D) If Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if Landlord gives written notice to Tenant at least 60 days prior to the Settlement Date of the Property as defined in the agreement of sale. Tenant is not entitled to any payment of damages.

4.12 IF GOVERNMENT TAKES PROPERTY

(A) The government or other public authority can take private property for public use. The taking is called condemnation.
(B) If any part of the Property is taken by the government, Landlord will reduce Tenant's Rent proportionately. If all the Property is taken or is no longer usable, this Lease will end, Tenant will move out of the Property and Landlord will return to Tenant any unused Security Deposit or prepaid Rent.
(C) No money paid to Landlord for the condemnation of the Property will belong to Tenant.

4.13 TENANTS' RIGHTS

(A) Landlord cannot increase rents, decrease services, or threaten to go to court to evict Tenant because Tenant: (1) complains to a government agency or to Landlord about a building or housing code violation; (2) organizes or joins a tenant's organization; or (3) uses Tenant's legal rights in a lawful manner.
(B) Landlord or property owner may have a mortgage on the Property. The rights of the mortgage lender come before the rights of the Tenant. For example, if Landlord fails to make mortgage payments, the mortgage lender could take the Property and end this Lease. Landlord will notify Tenant immediately if Landlord receives a notice of foreclosure.

TENANT MAY BE WAIVING OR GIVING UP TENANT'S RIGHTS. TENANT UNDERSTANDS THAT IF THERE IS A FORECLOSURE, THE NEW OWNER MAY HAVE THE RIGHT TO END THIS LEASE.

4.14 ENTIRE AGREEMENT

This Lease is the entire agreement between Landlord and Tenant. No spoken or written agreements made before signing this Lease are part of this Lease unless they are included in the Lease in writing. No waivers or modifications of this Lease during the Term of this Lease are valid unless in writing signed by both Landlord and Tenant. All remedies hereunder are cumulative and without limitation to any right or remedy available at law or equity.

By initialing below, you acknowledge and agree to the terms in Section 4.

Initial
RH

Initial Here

5. Renter's Insurance

5.1 INSURANCE

Tenant is required to maintain and provide the following minimum required insurance coverage:

- $100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase. This may be referred to as "force placed insurance". Lessee may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Lessor, who may purchase such coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

1. LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the Insured under the LLIP. This is single interest forced placed insurance. Lessee is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Lessor.
2. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.
3. Coverage under the LLIP may be more expensive than the cost of Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.
4. If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.
5. Licensed insurance agents may receive a commission on the LLIP.
6. The total cost to the Lessee for the Lessor obtaining LLIP shall be ($15.00) per month. This charge includes the premium charge to the Lessor including any premium taxes and fees due to state governing bodies along with all administration fees for processing and handling.
7. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.
8. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement"; "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be interchangeable with "Landlord" or "Owner".

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee's choice at any time and coverage under the LLIP will be terminated by the Lessor.
Termination will be in effect upon the first day of the following month. In order for termination to occur Lessee must provide proof of coverage to:
INSURANCE@HOME365.CO

By initialing below, you acknowledge and agree to the terms in Section 5.

Initial
RH
Initial Here

6. Sign and Accept

6.1 NOTICE BEFORE SIGNING

If Tenant or Landlord has legal questions, Tenants or Landlord is advised to consult an attorney.

6.2 DISCLOSURE

Home365 is acting as an agent for the Landlord and may execute this Lease on the Landlord's behalf.

6.3 DISCLOSURE OF FINANCIAL INTEREST

Home365 and others formed Red Rabbit Insurance to provide a quality product at low prices specifically designed for real estate investors and tenants.
Purchasing a service from Red Rabbit Insurance will result in financial gain by SlateHouse Group Property Management. You are not required to purchase any recommended service.

Lessee

Signed by:

904C3B43CD0C4AA...

Date Signed 6/11/2026

Initial Here

Initial

RH

Lessor

Thomas Larry McCreary Jr. - Maryland: Broker Lic. #6703

Date Signed

Resident Benefits Package Lease Addendum

The Home365 Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of $39.95/month, payable with Rent and is mandatory. If Tenant prefers, Tenant may find, purchase, and maintain another renters insurance policy that satisfies the Landlord's requirements as noted below to not include that portion of the benefits package.

Tenant and Landlord mutually agree that the Resident Benefits Package is defined as follows and variations of inclusions may exist due to property specifications. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element(s) of the package are unavailable due to a lack of HVAC or other property-specific limitations, unless otherwise specified below.

HVAC Filter Delivery: A portion of Tenant's total amount due will be used to have HVAC filters delivered to their home approximately every 90 days, or as required by your HVAC system. Tenant shall properly install the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify Landlord in writing. Tenant's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages up to $10,000 to the property or HVAC system caused by Tenant's neglect or misuse. Landlord may charge a trip fee to perform the filter change, as required, at Tenant expense. Tenant acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the package.

Resident Rewards: Tenant acknowledges that a Tenant rewards program is made available to them by Landlord. Rewards are to be accessed online and are activated at Tenant's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of Landlord.

Credit Building: Landlord provides credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Tenant understands that any disputes will be handled directly between Tenant and the third-party service.

Renters Insurance Requirements & Program:

The Landlord requires Tenant obtain liability coverage of at least $100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of the Resident Benefits Package; or (2) obtain alternative liability coverage from an insurer of Tenant's choice. The option Tenant chooses will not affect whether Tenant's lease application is approved or the terms of Tenant's Lease.

Option 1: Do nothing. Tenant will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the effective date of Tenant's lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Home 365 for additional coverage details. The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy.

Option 2: Buy a policy. If Tenant prefers, Tenant may find, purchase, and maintain another policy that satisfies the Landlord's requirements. The Resident Benefits Package monthly amount will be adjusted accordingly to $29/month. Visit **http://insurance.residentforms.com/** and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord. It is Tenant's responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Tenant will be subject to a lease violation fee of $25 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

Please be sure that your policy meets the following criteria prior to submitting:

- Policy is purchased from an A-rated carrier
- Policy meets or exceeds the required $100,000 in property damage and legal liability
- Home365 is listed as additional interest
- Home365 address is listed as: PO Box 660121, Dallas, TX 75266

$1M Identity Protection: By executing this agreement, Tenant agrees to Aura's IdentityGuard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at www.identityguard.com.

Home Buying Assistance: Home 365 is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Tenants enrolled in the Resident Benefits Package for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

Online Portal Access: Landlord agrees to provide Tenant online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), ad reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid in a variety of ways using Tenant's portal. Available options include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees are at the Tenant's expense.

Vetted Vendors: Landlord will ensure all third-party vendors are appropriately licensed, bonded, and insured.

Signed by:
904C3B43CD0C4AA...

6/11/2026

Resident Date

Resident Date

Agent Date

LEAD PAINT DISCLOSURE STATEMENT

1. **Lead Warning Statement**

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

2. **Landlord's Disclosure**

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

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

OR

✓ _____ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (check one below)

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

OR

✓ _____ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Tenant's Acknowledgement:

By signing this Lease Agreement tenant agrees to below:

1. Tenant has received copies of all information listed above.
2. Tenant has received the pamphlet "Protect Your Family From Lead in Your Home"

4. **Broker's Acknowledgement**

Broker has informed the tenant of the tenant's obligations under 42 USC 4852(d) and is aware of his/her responsibility to ensure compliance

5. **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

Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

September 2013

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Women of childbearing age should know that lead is dangerous to a developing fetus.

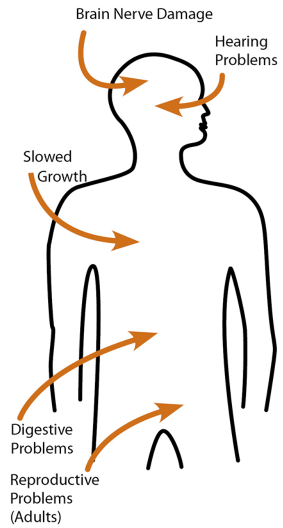
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

---

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 250 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
    - Portable x-ray fluorescence (XRF) machine
    - Lab tests of paint samples

- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
    - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
    - Sample dust near painted surfaces and sample bare soil in the yard
    - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors
- 250 $\mu g/ft^2$ for interior windows sills
- 400 $\mu g/ft^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right.*

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
    - Use only cold water for drinking and cooking.
    - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

  Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

---

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
September 2013

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

Certificate Of Completion

Envelope Id: E51E23CA-E8EC-8526-821E-DB5A0E33D3E1		Status: Sent

Subject: Please DocuSign: 103 - ProtectYourFamilyFromLead_Pamphlet.pdf, 101-Home365 Dotloop Las Vegas.docx

Source Envelope:

Document Pages: 35	Signatures: 2	Envelope Originator:
Certificate Pages: 4	Initials: 7	Home365 Property Management
AutoNav: Enabled		dvir@home365.co
EnvelopeId Stamping: Enabled		IP Address: 54.237.192.101
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		

Record Tracking

Status: Original 6/11/2026 3:48:31 PM	Holder: Home365 Property Management dvir@home365.co	Location: DocuSign

Signer Events	Signature	Timestamp
Rakia Hamilton rakiahamilton25@gmail.com Security Level: .None ID: 050f14b0-9045-4bd5-a5c1-78d008dd9e26 6/11/2026 4:03:12 PM **Electronic Record and Signature Disclosure:** Accepted: 6/11/2026 4:03:27 PM ID: e7371d76-5a48-4221-8989-0747045cf1af	Signed by: 904C3B43CD0C4AA... Signature Adoption: Drawn on Device Using IP Address: 172.58.240.170 Signed using mobile	Sent: 6/11/2026 3:49:51 PM Viewed: 6/11/2026 4:03:27 PM Signed: 6/11/2026 4:41:45 PM
Thomas Larry McCreary Jr. mdbroker@home365.co Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		Sent: 6/11/2026 4:41:47 PM

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/11/2026 3:49:51 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Home365 - ISV License (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Home365 - ISV License:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: dvir@home365.co

To advise Home365 - ISV License of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at dvir@home365.co and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Home365 - ISV License

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to dvir@home365.co and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Home365 - ISV License

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to dvir@home365.co and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Home365 - ISV License as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Home365 - ISV License during the course of your relationship with Home365 - ISV License.