

MARTIN RENTALS

RENTAL AGREEMENT

DATE May 23, 2013

Tenant(s) Name(s) JOHNNIE [REDACTED]
Address 505 DESERT LANE APT #20, LAS VEGAS, NEVADA, 89106
Rent \$ 475.00 - Month to Month (CHECKS OR MONEY ORDERS ONLY. NO CASH)
Starting Date June 1, 2013 # OF Occupants 1 (maximum 4)

FEE'S: All are non-refundable. (CHECKS OR MONEY ORDERS ONLY. NO CASH)

Cleaning \$ 275.00 + Returned Check \$ 50.00

Late charge \$ 50.00 (due if rent payment is received after the 5th day of the month)

5 day legal notice to pay or quit from Clark County Constables Office \$ 75.00

24 hour legal notice from Clark County Constables Office \$ 175.00

Replace locks \$ 46.00 Additional keys \$ 30.00 Tenant requires

manager to access apartment after business hours due to misplaced keys \$ 20.00. All charges and fees are subject to change without prior notification.

Tenant(s) will be responsible for all costs of any damage, breakage, and or repairs to Martin Rentals property caused by the tenants, their dependents, or their guests.

All payments and fees, (CHECKS OR MONEY ORDERS ONLY. NO CASH) are to be made payable to MARTIN RENTALS.

Manager/landlord shall be allowed to enter the tenant(s) premises by themselves or with others for maintenance or emergency purposes. Manager/landlord will enter the tenant(s) premises once each quarter to replace air filter filters, check for water leaks, and damage.

Manager/landlord shall not be held liable for damages or damages to tenant(s) personal property due to failures or interruptions of any utility services (electric, gas, water, telephone, cable tv)

Manager/landlord is not responsible for loss of tenant(s) personal property due to theft or fire. Tenant(s) is to maintain smoke alarm batteries.

~~Manager/landlord may, on occasion, temporarily close swimming pools and other common areas for cleaning or maintenance. Such closings will not affect the terms of this agreement. The swimming pool may be open from June thru September, and closed October thru May. There are no lifeguards provided. Children are not allowed inside the fenced swimming pool area without an adult present inside the fenced swimming pool area.~~

Tenant(s) will maintain positive control of their children. Children are not allowed to play in the laundry rooms, on the stairs, or the 2nd floor balconies.

Tenant(s) will not change or add locks without manager/landlord permission.

Tenant(s) is responsible for disposing of their own garbage. There are large garbage containers located in the parking areas throughout the property. All containers are emptied twice a week.

Tenant(s) will be responsible for weekly smoke alarm tests and replace batteries when needed.

Tenant(s) Initials [Signature]

Tenant(s) will notify manager/landlord with names of guests staying in their unit more than 2 weeks. Guests staying more than 2 weeks will be considered occupants and rental agreement will be updated.

Tenant(s) will not assign, sublease, or add any additional occupants without notifying the manager/landlord.

Tenant(s) will have 1 parking space on the property for their own legally registered and operational vehicle. Additional vehicles can be parked on the street. Any vehicle, on property, not legally registered and or operational will not be allowed, and will be towed at the owners expense. Vehicle washing and maintenance is not allowed. Guests must park in the street.

No Pets.

No loud music, noise, or parties that might disturb or inconvenience your neighbors.

Personal items such as BBQ's, bicycles, brooms, mops, towels, laundry, ash trays, etc. are not allowed to be left outside. If left out for 24 hours or more they will be considered trash and thrown out.

No violations of any law or ordinance of city, county, state, or United States will be tolerated. No acts will be committed which will place the manager/landlord in violation of any law or ordinance of the city, county, state, or United States.

A violation of any of the provisions of this agreement shall constitute a breach of this agreement and give the manager/landlord the right to terminate the same. Tenant(s) agree to pay all legal, attorney, constable, and court costs incurred by the manager/landlord in the attempt to enforce any provisions of this agreement.

Martin Rentals

Eric Ramirez
Manager or Landlord

[Redacted Signature]
Tenant JOHNNIE [Redacted]

Tenant

Comments Mailbox Numbers 48-Box #8
* 275.00 Cleaning-FEE PAID
Addendums: Pest Control
Qualified and Common Areas could be done.
Apartment Accepted in "As Is Condition"

Highland Villa Apts.
501 Desert Ln. # 1
Las Vegas, NV 89106