THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES & THE PARTIES SHOULD CONSULT LEGAL & TAX OR OTHER COUNSEL BEFORE SIGNING.

RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into on ***August 18, 2026***, by and between ***Taylor Realty Group as Agent For Owner*** ("Landlord")

and ("Tenant") whose address is:

and ("Tenant") whose address is:

and ("Tenant") whose address is:

and (Tenant") whose address is:

(Collectively Tenant).

Additional authorized occupants (such as minors) are:

PREMISES. The Tenant agrees to rent from Landlord the Premises located at: ***Sample Address # Sample Sample City*** County ***Sample County***, State of Colorado, Zip Code ***12345*** legally known as: (Premises)

1. **TERM**. The Premises are leased from twelve o'clock Noon on ***START DATE*** until twelve o'clock Noon on ***END DATE*** ("Lease Term").

2. **RENT**. Tenant agrees to pay Landlord, at the place and in the manner Landlord may direct, a base monthly rent in the amount of & Monthly Pet Rent in the amount of together with any monthly charges, payable in advance, 9 calendar days before the end of each preceding month during the Lease Term. If the Lease Term commences on a day other than the 1st day of a month, Tenant agrees to pay a prorated sum in the amount of .

3. **LATE FEES. Rent is due 9 calendar days before the end of each preceding month during the Lease Term, and rent is in default if not paid before 8 calendar days before the end of each preceding month during the Lease Term.** In the event that any payment required to be paid by Tenant is not received by first day of the month, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "Late Fee" in the amount of 5% of the past due rent or $50.00, whichever is greater. If Demand Notice is served, Tenant shall pay to Landlord a Demand Processing Fee of $75. Such fees shall be deemed an Additional Payments. No partial payment or performance by the Tenant or acceptance by the Landlord shall cure any outstanding default or stop the Landlord from pursuing, or continuing to pursue, remedies for such default, or act of waiver. If a Payment is returned by Tenant's bank for any reason, Tenant understands that there will be a $65 Returned Payment charge in addition to the total rent due, Late Fee due, and Additional Payment(s) due, and any bank fees assessed to Landlord as a result of returned Payment. Landlord may apply any sums paid to the oldest amounts due, except for Late Fees, regardless of notations or restrictions on checks, money orders, online payment notes, etc. and regardless of when payments are made or charges are incurred. At Landlord's election, payment may be restricted to certified funds only at any time.

4. **MONIES RECEIVED.** Tenant shall pay to Landlord at the time of signing this Lease (unless otherwise noted) a sum of: ***$ 0.00*** consisting of:

$ 0.00 **Security Deposit** ; **Rent** for to ; **Pet Rent ; Other: Other:**

5. **SECURITY DEPOSIT**. The Security Deposit, in the amount stated above, is to secure Landlord against any breach by Tenant of the terms, covenants, and conditions of this Agreement, including without limitation: damage to the Premises beyond reasonable wear and tear, nonpayment of rent, late charges, insufficient check charges and attorney's fees, Additional Fees, Condition of the Premises, or abandonment of the property. Landlord shall have the right, at any time, but not the obligation to, apply all or any part of the Security Deposit toward curing any default by Tenant. If Landlord does apply any portion of the Security Deposit to an amount owed to Landlord by Tenant during the tenancy, Tenant agrees to, and shall upon demand immediately, deposit with Landlord the amount required to restore the Security Deposit to the amount herein specified as Security Deposit. The Landlord agrees to account to the Tenant for the Security Deposit within sixty (60) days after termination of the Lease or surrender and acceptance of the property, whichever occurs last. The Security Deposit may not be used by the Tenant to pay any amount due.

i. Tenant agrees to have all carpets "truck mounted professionally cleaned" prior to vacating the Premises or have carpets cleaning costs deducted from Security Deposit. Additionally, the work receipt for such cleaning is to be provided to the Landlord's agent.

ii. In the event Landlord appoints his agent, broker or manager to hold and disburse said funds, Tenant hereby consents to such appointment. In the event of a sale of the Premises by Landlord, upon Landlord's compliance with the applicable law, Tenant will look solely to the successor Landlord, for satisfaction of all claims relating to said security deposit, and shall not look to original Landlord or his agent, broker or manager.

6. **CONDITION AND ACCEPTANCE OF PREMISES**. Tenant has or will inspect the Premises prior to or immediately upon occupancy and will report in writing, (the Inspection Report), to Landlord any damages or defects in the Premises, within Seven (7) days, or less, of taking occupancy of the Premises. **Any damages or defects not reported to Landlord as required in this paragraph shall be deemed to have been caused by Tenant and Tenant shall be responsible for the cost of repairs.** In the event of any dispute, taking possession of the Premises is conclusive evidence to the fact that the Premises are in good order and satisfactory condition.

7. **CLEANING.** The Tenant acknowledges that the Premises will be in professionally clean and show-ready condition upon Tenant's Lease Term start date except as noted in the Inspection Report described in paragraph 6 above. The Tenant agrees to return the Premises in the same professionally clean and show-ready condition. **If the Tenant fails to return the Premises in a professionally clean and show-ready condition, the Landlord may contract for or perform the required cleaning and the Tenant agrees to pay Landlord for this cleaning.**

a. During the Term of this Agreement, Tenant agrees to keep all areas of the Premises reasonably clean, sanitary and free from all accumulation of debris, filth, rubbish and garbage. Tenant agrees to have an adequate number of appropriate receptacles for garbage and rubbish. To prevent the infestation of rodents and insects, Tenants must remove any collected trash and food waste from the Premise at least once a week. Tenant shall cause appropriate extermination in response to any infestation of rodents or vermin.
b. Tenant(s) is responsible for cleaning all areas of the Premises, including but not limited to, living room, dining room, kitchen, hallways, laundry room, bedrooms, closets, bathrooms, outdoor walkways, and parking spaces. Carpets and rugs must be vacuumed and Hardwood floors or Tiles swept regularly. Bathrooms must be cleaned regularly and as frequently as needed, to prevent the formation of mold and mildew. If Tenant(s) does not clean adequately and regularly, Tenant(s) will be liable for reasonable cleaning charges – including but not limited to charges for cleaning carpets, draperies, furniture, fixtures, appliances, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse). **Landlord reserves the right to hire a recurring Professional Cleaning/Maid Service if Tenant(s) are not keeping the Premises in clean/sanitary order at Landlord's own judgment. This expense will be the responsibility of the Tenant(s).**
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8. **IMPROPER TERMINATION FEE& DEFAULT.** If Tenant delivers possession of the Premises to Landlord, or abandons the Premises, prior to the end of the Lease Term, Tenant agrees to pay to Landlord the rent until the end of the Term. Landlord shall use reasonable efforts to re-rent the Premises and Tenant shall be entitled to a credit against rent due pursuant to this paragraph for rents during the Lease Term.

Tenant acknowledges that failure to complete the Lease Term will damage Landlord and Landlord will incur costs and expenses including, but not limited to, costs to make the Premises show-ready to prospective Tenants that would not normally be chargeable as damages, advertising costs, time showing the Premises and screening potential Tenants, delays in scheduling work by contractors or Landlord's employees, and lost opportunity costs of renting the Premises. If Tenant fails to complete the Lease Term, Tenant agrees to pay the Landlord an Improper Termination Fee in the amount of *3X Monthly Rent*. {{Initial:Recipient2*}}{{Initial:Recipient3*}}{{Initial:Recipient4*}}{{Initial:Recipient5*}}

9. **LIABILITY.** Tenant agrees that all personal property kept in the Premises shall be at the risk of Tenant. Tenant further agrees not to hold Landlord liable for any matter for or on account of any loss or damage sustained by action of any third party, fire, water, theft, or the elements, or for loss of any articles from any cause from the Premises or any other part of the buildings that Premises is a part of. Neither shall Landlord be liable for an injury to Tenant, Tenant's family, guest, employees or any person entering the Premises, building, common area or property of which the Premises is a part. **Tenant is required to obtain his own insurance to protect against all of the above events.** Tenant has inspected existing locks and latches and agrees they are safe and acceptable, subject to Landlord's duty to make needed repairs of the locks and latches upon written request of Tenant. Landlord shall have no duty to furnish alarms of any kind, security guards, or additional locks and latches.

10. **REQUIRED RENTAL INSURANCE.** Landlord, Owner, or Manager does not maintain insurance to cover the personal property of Tenant(s) or personal injury to Tenant(s), their guests or occupants. Tenant(s) is required to obtain rental insurance in the amount of ***$500,000 (Some properties may be higher)*** public liability and ***$ 50,000.00*** property damage from whatever cause to his person or property and to the person or property of those on the Premises with his consent, and Tenant(s) shall indemnify and hold all other parties harmless from all claims arising from any such injury or damage throughout the term of the tenancy. TENANT IS RESPONSIBLE FOR OBTAINING INSURANCE PRIOR TO LEASE TERM AND KEEP THE POLICY ACTIVE FOR THE DURATION OF THE LEASE TERM. **Tenant agrees to add *Taylor Realty Group as additional interested party* on required renter's policy.** Tenant must provide declarations page of insurance policy showing company, acct #, effective dates of coverage, and sufficient coverage prior to getting possession of Premises.

Tenant agrees to obtain renter's insurance and keep
the policy active for the duration of the Lease Term.
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11. **ABANDONMENT**. In the event Tenant abandons the Premises and fails to remove any personal property, Landlord may take possession of the Premises, remove and dispose of any such personal property as Landlord may determine in its sole discretion and Tenant waives any claim for damages against Landlord arising out of the removal and disposal of said personal property.

12. **PAYMENT OF FUTURE RENT.** In the event that Tenant is in default of the payment of rent or any other term or covenant of this Lease, Landlord may make demand of Tenant, as required by law, and proceed with legal action to regain possession of the Premises and to evict Tenant, all without terminating Tenant's obligations under this Lease. If Landlord regains possession of the Premises pursuant to this paragraph, Landlord will use reasonable efforts to rent the Premises and apply any rent received, during the Lease Term, first to costs to recover possession and restore the Premises to its condition as of the date of this Lease and then to sums due by Tenant pursuant to this Lease.

13. **ADDITIONAL TENANT COVENANTS.**

a. **USE OF PREMISES & ASSIGNMENT**. Tenant agrees that the Premises are to be used and occupied solely by Tenant and only those persons designated as Occupants above. No part of the Premises shall be used at any time during the Lease Term by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. No other persons, including guests, are allowed to reside in the Premises for more than Three (3) days without the express written agreement of Landlord.

   Tenant agrees not to assign Tenant's rights under this Rental Agreement, nor to sublet (including rent to others or advertising as available to rent as a vacation or other short-term rental) any part of the Premises,

nor to allow any other person to stay or live therein (whether or not compensation is paid by such other person to Tenant), other than as named above, without first requesting and obtaining written permission from Landlord, which consent shall be given or withheld in Landlord's sole discretion. An additional administrative fee may be charged in the event there is an assignment or partial assignment of this Lease Agreement by Tenant to another person. Landlord reserves the right to assign its rights under this Agreement at its sole discretion.

b. **MAINTENANCE OF THE PREMISES / REPLACEMENT COSTS FOR DAMAGES.** Tenant agrees to use customary diligence in not damaging the Premises and maintaining the Premises and Improvements in the condition in which they were received including walls, appliances, carpeting, draperies, blinds, windows, and plumbing fixtures, ("Improvements"). Tenant acknowledges that all of the Improvements are in good and usable condition, with an indefinite useful life remaining, at the commencement of this Lease except as noted on the Inspection Report described in paragraph 6 above. The Improvements in the Premises, including any carpet and floor coverings, would not have to be replaced in the foreseeable future due to ordinary wear and tear. If, upon the move out of the Tenant, it is necessary to replace any Improvement due to damage by the Tenant, beyond normal wear and tear, Landlord may replace any Improvement and the Tenant agrees to pay the full replacement cost regardless of the age or actual value of the Improvement at the beginning of this Lease. In the event of damage to or failure of any Improvement in the Premises, Tenant agrees to report the damage or failure to Landlord in writing as soon as practical. If the damage or failure prevents Tenant from using the Premises for Tenantable purposes, Landlord will repair or replace the Improvement, and if Tenant is responsible for the damage or failure, Tenant will pay to Landlord the cost of the repair or replacement within fifteen days of demand. Landlord is not responsible for any inconvenience to Tenant occasioned by the damage or failure, provided Landlord pursues the repair or replacement with reasonable diligence. Landlord's obligation to repair is separate from Tenant's obligation to pay rent and Tenant may not withhold payment of rent pending repair or replacement of Improvements in the Premises. Tenant agrees that Landlord makes no covenant of quiet enjoyment.

Tenant will promptly notify the Landlord, in writing, of any damages or repairs needed to the Premises, and is liable for any and all damages or repairs caused by the action or inaction of the Tenant(s), their guests and/or invitees, including replacement of broken windows, doors and other portions of the Premises. Tenant agrees to cooperate with Landlord in remediating damages, and will not prevent or delay the Landlord from curing any condition for which the Landlord is responsible under the Lease and/or the law. Landlord is not liable for the actions or inactions of Tenants in other units or of third parties not under the direction and control of the Landlord.

Tenant shall use customary diligence in maintaining and not damaging the Premises. Tenant must use plumbing fixtures and facilities, electrical, sanitary, heating, ventilating, air conditioning, and any other mechanical systems and appliances (if installed on the Premises) in a safe and reasonable manner, and in the manner in which they are intended. As of the date of this Agreement, Landlord warrants that the dwelling's sewage drains are in good and working order and that they will accept the normal household waste for which they were designed. The sewage drains will not accept items or foreign objects such as (but not limited to) diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, wipes, balls of hair, grease, oil, table scraps, coffee grounds, cat litter, dental floss, clothing, rags, sand, dirt, rocks, or newspapers. **Tenant agrees to assume liability and pay for clearing and/or repairing drains & any damage to Premises or nearby properties caused by the stoppage(s) of toilets, sinks, and garbage disposals except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God. Please use a drain filter to save unnecessary time and expenses with repairs.**

All repair or maintenance requests or notice of an uninhabitable condition must be made to Landlord, in writing, at https://taylorrealtygroup.managebuilding.com/Resident/portal/login (Tenant Portal).

In the event of any dispute, signing this lease is conclusive evidence to the fact that the Tenant has received login information and is able to successfully login to Tenant Portal. EMERGENCY REPAIRS AND REPAIRS RELATING TO HABITABILITY REPAIR REQUESTS MAY ALSO BE MADE IN WRITING TO rent@taylorrealtygroup.net. For non-medical emergencies Landlord can be reached at the following telephone number: 303-669-2744. For police, fire, or medical emergencies, call 911

Every tenant has a right to safe and healthy housing under the Colorado Warranty of Habitability and landlords are prohibited by law from retaliating against tenants for reporting unsafe conditions in their residential properties, requesting repairs, or attempting to enjoy their right to safe and healthy housing.

c. **YARD MAINTENANCE& SNOW REMOVAL** will properly irrigate and care for all trees, shrubbery and lawn and will keep all drives, common areas and sidewalks on the Premises free and clear of ice and snow. Tenant will not cause waste to occur upon the Improvements and will keep the entire interior and exterior of the Premises free from all litter, dirt, debris and obstructions; and will keep any septic system or sewer line in a clean and sanitary condition. Tenant is responsible to replace furnace filters periodically. Every 2-3 months is recommended. Tenant will comply with all water restrictions, if any.

d. **ALTERATIONS**. Tenant agrees to do no painting or other permanent decorating of the Premises or make any alterations, changes or additions to fixtures, locks or wiring, without prior written consent of Landlord. Any and all alterations, changes, and/or Improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement of Landlord, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease. If Landlord does not agree with the alterations, Tenant will pay the cost of restoring the Premises to its condition prior to the alterations.

e. **HAZARDOUS MATERIALS**. Tenant will not keep on the Premises any item of a dangerous, flammable or explosive character that increases the danger of fire or explosion on the Premises or that would be considered hazardous or extra hazardous by Landlord's insurance company or increase the Property or hazard insurance premiums.

f. **RULES& REGULATIONS.** Tenant will comply with all laws, ordinances, rules and governmental regulations applicable to the Premises and its use. Tenant shall comply with the rules and regulations of the Landlord, (a copy of the rules and regulations as they now exist has been provided to Tenant). Landlord may amend the rules and regulations, from time to time, in any reasonable manner. The Tenant will not permit or suffer any act or omission constituting a nuisance, disturbance to other Tenants, management or any authority, including without limitation, excessive noise, excessive traffic into and out of the Premises, violence or threats of violence, possession of or use of controlled substances.

g. **HOMEOWNERS ASSOCIATION RULES.** Tenant will receive a copy of the Home Owners Association "HOA Rules and Regulations" for ***SAMPLE HOA NAME - To Be Inserted (if any)***. Tenant agrees to abide by these "HOA Rules and Regulations" and any changes or additions made thereto by the Association during the term of this Lease.

h. **NO MARIJUANA - The smoking of marijuana or any derivative thereof is prohibited.**

14. **ANIMALS & PETS**. If Landlord consents to Tenant keeping a pet on the Premises, Tenant will pay such additional rent, security deposit and fees as Landlord may require. Tenant's obligations of cleaning pursuant to paragraph 7 above and paragraph 16 below are not diminished or reduced by Landlord's consent to a pet. Landlord reserves the right to demand removal of any animal, if the Landlord determines that the animal is aggressive, a nuisance, or otherwise is in violation of applicable laws and ordinances, this Lease, HOA Rules and Regulations, vaccinations, etc.

Pets on the Premises. If pets are permitted, they are limited to:

If indicated above that Pets Are permitted on the Premises, Tenant will pay to Landlord a monthly pet rent fee of equal to . Pet Rent shall not be pro-rated.

a. No pet which is attack-trained or vicious, with a history of biting people or other animals, or of property damage will be kept on the Premises;
b. The Tenant is solely responsible for any and all damage to the Landlord's property including but not limited to the Premises, carpeting, draperies and blinds, wall coverings, furnishings, appliances, walls and landscaping, including lawn, and shrubbery;
c. In a like manner, Tenant is responsible for any and all damages or loss to persons or property of others caused by the Tenant's pets and agrees to hold the Landlord harmless for any such damage;
d. All pet waste, caused by Tenant's pets, must be removed and disposed of immediately, including waste in neighbor's yards and common areas;
e. All pets will be maintained to not cause annoyance to others;
f. Tenant will comply with all pet leash laws, HOA Rules and Regulations and Landlord's Rules and Regulations.
g. **The following dog breeds are not permitted:** Pit Bulls & Staffordshire Terriers, Doberman Pinschers, Rottweilers, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, German Shepherds, Siberian Huskies, Wolf-hybrids, Or a mix of any of the above.

15. **PARKING AND STORAGE.** The Premises includes the following parking area and storage areas:
Parking Type: ***Garage (attached)*** **Space # (If Applicable): Storage (If Applicable):**
The use of such areas is at Tenant's sole risk and with the express understanding and agreement that Landlord is not liable for any personal injury or property damage or loss suffered or incurred.

16. **UTILITIES**. Tenant is responsible for arranging for and paying for all utilities, related deposits and transfer fees, unless checked below, and for all charges on Tenant's utility bills, and for all of Tenant's allocable charges as reasonably determined and billed to Tenant by Landlord. All such charges to be paid by Tenant are included in Additional Payments and will be paid directly to the respective utility company by Tenant. All utility charges due Landlord will be charged as additional rent and due along with rent due on the first day of the month following the month in which the charges are billed. **Tenant will not allow electricity or natural gas be disconnected by any means (including nonpayment of bill) until the termination of this Lease** Changes or installation of utility lines, meters, sub metering or load management systems, and similar electrical equipment serving the Premises may only be made by Landlord. Utilities may be used only for normal household purposes and not wasted. Landlord is responsible to pay for: . All other utilities shall be the responsibility of Tenant. Utility providers are as follows:

Gas :	**Electric:**	**Water:**
Sewer:	**Trash Type:**	**Trash Provider (If applicable):**

17. **ACCESS &INSPECTION OF PREMISES**. Tenant agrees to allow Landlord, Landlord's agents, contractors, and vendors may have access during normal business hours to the Premises for the purpose of inspection, or to show the Premises to prospective purchasers, mortgagees, or to any other person having a legitimate interest therein, or to make repairs or Improvements. Tenant agrees that in case of emergency or apparent abandonment, Landlord may enter the Premises without consent of Tenant. Tenant agrees that Landlord and its agents further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises, MLS, Internet and show the Premises to prospective Tenants or buyers at reasonable times for a period of 60 days prior to expiration of this Lease. Tenant agrees to keep the Premises in clean and show-ready condition during the sixty (60) day period prior to expiration of this Lease. Landlord will, whenever practical, give Tenant at least twenty-four (24) hours prior notice of intention to enter the Premises. No notice is required where the Landlord is inspecting for the purpose of insuring compliance with the Lease or a prior compliance notice. **Tenant shall not inhibit the entrance of Landlord and Landlord's agents, contractors, and vendors. Tenant will pay Landlord $150 Fee for each unsuccessful entrance attempt.**
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18. **INDEMNIFICATION. HOLD HARMLESS. LIMITATION OF LIABILITY.** Landlord is not liable for any damage or loss or

injury to Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature. Furthermore, Tenant agrees that Landlord is not liable for any personal injury or loss or damage to property which is caused by a failure or malfunction of the sewer or water system, gas or heating system, or electrical system when such failure or malfunction is the result of acts or omissions beyond the direct control of Landlord. In the event that Tenant, any member of Tenant's household or any of Tenant's guests has reason to believe that he has or may assert any claim against Landlord or any of Landlord's agents or employees for personal injury, property damage or loss, or otherwise, he must notify Landlord in writing within thirty days of the happening of the event(s) giving rise to such claim. The failure to give such notice is a further bar to any claim against Landlord, Landlord's agents and Landlord's employees.

Tenant expressly acknowledges that Landlord's insurance does not cover Tenant's personal possessions in the event of loss or damage due to fire, windstorm, flood, theft, vandalism, or other similar cause, and further acknowledges that Landlord has advised Tenant to obtain and maintain Tenant's own renter's insurance policy if Tenant desires to insure Tenant's personal possessions or personal liability. Tenant will indemnify Landlord, his agents, and employees against, and hold Landlord, his agents, and employees harmless from, any and all demands, actions, claims, fines, penalties, damages (including consequential damages), losses, liabilities, judgments, expenses (including, without limitation, reasonable attorneys' fees) or other harm incurred in connection with or arising from: (a) the use or occupancy of the Leased Premises by Tenant or any person claiming under Tenant; (b) any activity, work, or thing done, or permitted or suffered by Tenant in or about the Leased Premises; (c) any acts, omissions, or negligence of Tenant or any person claiming under Tenant, or the contractors, agents, employees, invitees, licensees, family members, guests or visitors of Tenant or any such person; (d) any breach, violation, or nonperformance by Tenant or any person claiming under Tenant or the employees, agents, contractors, invitees, licensees, family members, guests or visitors of Tenant or any such person of any term, covenant, or provision of this Lease or any law, ordinance, or governmental requirement of any kind; or (e) (except for loss of use of all or any portion of the Leased Premises or Tenant's property located within the Leased Premises which is proximately caused by or results proximately from the gross negligence of Landlord), any injury or damage to the person or property of Tenant, Tenant's employees, agents, contractors, invitees, licensees, family members, guests, visitors, or any other person entering upon the Leased Premises under the express or implied invitation of Tenant. If any action or proceeding is brought against Landlord, her employees, or agents by reason of any such claim, Tenant, upon notice from Landlord, will defend the claim at Tenant's expense with counsel reasonably satisfactory to Landlord.

19. **MOLD DISCLOSURE AND WAIVER**. Mold contaminants may exist in the Premises of which Landlord is unaware. These contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding; these conditions may be identified with a typical home inspection. Landlord recommends Tenant(s) obtain a home inspection to better determine the condition of the Premises. Neither the Landlord nor the Landlord's agents are experts in the field of mold contaminants. In the event suspect mold contamination is discovered, it is recommended that Tenant(s) satisfy themselves as to property condition by having a mold inspection performed. The cost and quality of such inspections may vary.

TENANT(S) AGREES TO HOLD LANDLORD AND ALL ITS AGENTS HARMLESS IN THE EVENT ANY MOLD CONTAMINANTS ARE DISCOVERED ON THE PREMISES. TENANT UNDERSTANDS MOLD IS A NATURALLY OCCURRING MICROBE AND THAT MOLD SHOULD NORMALLY POSE NO HEALTH THREAT UNLESS CONCENTRATED AT HIGH LEVELS IN THE LIVING ENVIRONMENT. LANDLORD AND ALL AGENTS AGREE THAT IN THE EVENT MOLD LIKE CONTAMINATION BECOMES KNOWN BY LANDLORD, THIS CONDITION WILL BE IMMEDIATELY REPORTED TO THE TENANT(S).

20. **DAMAGE TO PREMISES**. In the event the Premises are destroyed or rendered wholly un-Tenantable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease will terminate from such time except for the purpose of enforcing rights that may have then accrued. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected after such date. Should a portion of the Premises thereby be rendered un-Tenantable, Landlord has the option of either repairing such injured or damaged portion of the Premises or terminating this Lease. In the event that Landlord exercises its right to repair such un-Tenantable portion, the rental shall abate in the proportion that the injured part bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Lease continue according to its terms.

21. **NON-DELIVERY OF POSSESSION**. Tenant agrees that Landlord will not be liable for damages or costs incurred due to Landlord's inability to deliver possession on the occupancy date of this Agreement. Tenant may terminate this Lease if possession is delayed more than Five (5) days beyond the scheduled date of occupancy, and all money paid by Tenant to Landlord will be refunded allowing sufficient time for bank clearance of checks.

22. **SUBORDINATION OF LEASE**.

22.1 This Agreement and Tenant's interest hereunder are and will be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

22.2 "Upon written request of Landlord, or any mortgagee or beneficiary of Landlord, Tenant agrees to subordinate, in writing, Tenant's right hereunder to the interest of any ground upon which the Premises is situated and to the lien of any mortgage or deed of trust, now or hereafter in force, against the land and/or building on the Premises and to all advances made or hereafter to be made upon the security thereof."

22.3 "Tenant hereby irrevocably appoints Landlord as attorney-in-fact for Tenant with full power and authority to execute and deliver in the name of Tenant any instruments or certificates to carry out the intent of this paragraph, Subordination of Lease. If fifteen (15) days after the date of a written request by Landlord for Tenant to execute such instruments, Tenant has not executed the same, Landlord may, at its option, terminate this Lease without incurring any liability to Tenant on account thereof, and the Term hereby granted is expressly limited accordingly.

23. **SALE OF PROPERTY OR CHANGE IN CIRCUMSTANCE**

a. ***If the Owner elects to sell OR occupy Premises as primary residence, Landlord may terminate this Lease with no liability to Tenant by providing Tenant at least 90 days written notice to Terminate.*** {{Initial:Recipient2*}}{{Initial:Recipient3*}}{{Initial:Recipient4*}}{{Initial:Recipient5*}}

b. In the event of any sale or exchange of the Premises by Landlord and assignment of the Lease to the new owner by Landlord, Landlord is released from all obligations contained of this Lease after transfer of ownership of the Premises to the new owner.

c. **TRANSFER OF SECURITY DEPOSITS.** Landlord will credit or deliver the remaining Security Deposit and prepaid rent from Tenant to the new owner of the Premises. Upon transfer of ownership Landlord is discharged from any further liability with respect to such Security Deposit."

24. **ESTOPPEL CERTIFICATES.** "Tenant agrees, within ten (10) days after request by Landlord to Tenant, to deliver to any proposed mortgagee or purchaser, or to Landlord, a certificate in recordable form, certifying, if such be the case, that this Lease is in full force and effect and that there are no defenses or offsets thereto, or stating specifically those that are then claimed by Tenant, and any other reasonable information requested for the proposed mortgagee, purchaser, or Landlord."

25. **ATTORNEYS' FEES**. In the event of any default or breach of this Lease or for defense of any unwarranted claims, the non-breaching party is entitled to recover all costs, and expenses including a reasonable sum for attorney fees expended or incurred by reason of any default or breach of any of the terms of this Lease or defense of any unwarranted claim, whether or not suit is filed. The parties agree that venue for any dispute is in the county in which the Premises are located, the parties waive any right to jury trial, and Tenant hereby grants to Landlord authorization to obtain information from credit reporting agencies for the purposes of locating the Tenant. Any outstanding amounts owed by the Tenant shall bear interest at the rate of eighteen (18%) percent per annum from when due.

26. **JOINT AND SEVERALTY LIABILITY**. If more than one Tenant has signed this Lease, each signatory agrees to the terms and conditions of this Lease and are jointly and severally liable. Landlord may proceed against all of the parties to this Lease

for any remedy Landlord may have for breach of this Lease.

27. **ALL AMENDMENTS MUST BE IN WRITING / ORAL AGREEMENTS INVALID / WAIVER.**
This Lease and the attachments constitute the entire Agreement between the parties and all prior discussions and proposals are contained herein. Neither party will be bound by any other or different terms unless those terms are first reduced to writing and signed by the parties. **Both parties agree that text messages are not accepted and not considered written notice by either party.** Tenant acknowledges that they may not rely on any oral statement made by an employee of the Landlord and that they are not released from any obligation of this Lease until such time as the release is reduced to writing and signed by an authorized agent of Landlord. Any waiver by the Landlord of a breach of any covenant herein contained which is to be kept or performed by the Tenant will not be deemed or considered as a continuing waiver, and does not operate to bar or prevent Landlord from declaring a violation for a subsequent breach, either of the same covenant or otherwise. Tenant may not assert unwarranted claims or defenses against Landlord, its agents and/or assigns. At Landlord's sole election, Landlord may accept rent without payment of all late fees or other charges, without waiver of all rights to collect the amount owed at a later time, including after move-out by Tenant if the Security Deposit is insufficient to cover all such accrued and outstanding late fees and other sums.

28. **RIGHT TO SIGN**: The individual(s) signing this Lease as Tenant represents he is of legal contractual age and have the right to sign for and to bind all occupants.

29. **RECORDING OF AGREEMENT**. Tenant agrees not to record this Lease. In the event that Tenant records this Lease, Landlord, at its option, may terminate this Lease and Landlord may recover Landlord's costs, attorney fees and is entitled to all rights and remedies that it has at law or in equity.

30. **GOVERNING LAW**. This Lease is governed, construed and interpreted by, through and under the Laws of the State of Colorado.

31. **SEVERABILITY**. If any provision of this Lease, for any reason and to any extent, be determined by the Court to be invalid or unenforceable, the remainder of this Lease will not be affected thereby, but instead is to be enforced to the maximum extent permitted by law.

32. **BINDING EFFECT**. The covenants, obligations and conditions herein contained are binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

33. **DESCRIPTIVE HEADINGS**. The descriptive headings used herein are for convenience of reference only and they are not intended to have any affect whatsoever in determining the rights or obligations of the Landlord or Tenant.

34. **CONSTRUCTION**. The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

35. **ATTACHMENTS.** The following are part of this Lease.
RENTAL APPLICATION, TENANT RESPONSIBILITIES, RULES AND REGULATIONS, LEAD - BASED PAINT DISCLOSURE RENTALS AND PAMPHLET, PEST & RODENT PREVENTION ADDENDUM, CRIME FREE ADDENDUM, MOLD NOTIFICATION ADDENDUM, RADON & REAL ESTATE IN COLORADO NOV 2022 (See Documents in Tenant Portal at www.taylorrealtygroup.net/lease)

Protect Your Family From Lead in Your Home:
https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-booklet-color-2020-508.pdf

a. The following are attached but are not a part of this Lease:
BROKERAGE DISCLOSURE TO TENANT

36. **ADDITIONAL PROVISIONS**

a. ***Application for Rental -*** *Tenant must complete an Application for Rental which is part of this Lease. Any misinformation which Tenant has provided will be considered to be a material breach of this Lease and Tenant understands they will be required to move*

within 72-hour notice by the Landlord.

b. ***Keys -****Tenant will be provided an access code to door lock(s) and not a key to main entry door. Tenant may be provided keys to other doors (if available), all of which are to be returned to Landlord at the expiration of the Lease Term, as well as any additional keys made by Tenant or others. If a storm door is installed at front entry, the locking mechanism shall be disabled to ensure emergency access.*

c. ***Appliances -*** *the following have been provided by the Landlord:*

NOTE: ***If clothes Washer and Dryer are provided by Landlord as noted above, they are not a part of this Lease.*** *They are there only for the convenience of the Tenant, and Landlord is not responsible to repair or replace. Tenant agrees not to damage, abuse, misuse, or dispose of these appliances, and they will be returned to Landlord at the end of this Lease Term, normal wear and tear excepted.*

d. ***Furnishings -*** *the following have been provided by the Landlord:* ***SAMPLE - To Be Inserted (if any)***

The following exist and/or are installed on the Premises but are excluded from this Lease and Tenant shall not be permitted to use, access or enjoy: ***SAMPLE - To Be Inserted (if any)***

e. ***Security deposit*** *will be held by the Landlord's Agent*

f. ***Tenant accepts responsibility for the cost of repairing any damages above and beyond the amount of the security deposit*** *caused by misuse, negligence or fault by the Tenant, their personal representatives, successors and assigns.*

g. ***Other Provisions***

Smart Home Fee (if applicable) shall not be pro-rated

1P. The 10 day notice period required by Colorado law does not apply to the tenancy entered into pursuant to this agreement, where the rental is for a single family home and the Landlord owns five or fewer single family homes. (exempt residential agreement). The termination of a tenancy pursuant to an exempt residential agreement is effective Five days after service of written notice to quit/vacate.

2P. Tenant agrees to pay $16.75 monthly smart home fee for smart door lock and thermostat. Tenant shall receive smart home app for remote access/control.

3P. Tenant will be provided code to front door and app access but no front door key

IN WITNESS, WHEREOF THE ABOVE-NAMED PARTIES HEREBY AGREE TO THE ABOVE TERMS AND CONDITIONS

_____ _____

(Tenant) (Tenant)

_____ _____

(Tenant) (Tenant)

_____

Michael Taylor
(Landlord) Agent for Owner
Taylor Realty Group
CO Real Estate License # ER40042786

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TENANT RESPONSIBILITIES

Tenant agrees to:

● Transfer all utilities into Tenant's name immediately upon move-in and complete 3rd Party utility notification forms

● Replace furnace filters every 2-3 months

● Notify Management immediately upon discovery of maintenance issues

● Notify Management immediately upon a change in contact information

● Acknowledges receipt of and agrees to comply with the HOA Covenants and HOA Rules & Regulations

● Tenant understands quarterly walk through(s) will occur

● Tenant acknowledges that the Premises (per paragraph 7) are in a professionally clean condition upon the signing of this Lease

● All rent payments shall be made to Landlord via AUTOMATIC ELECTRONIC PAYMENT on TAYLORREALTYGROUP.NET/LEASE. Tenant authorizes Landlord to set up automatic payments on Tenant's behalf using e-check information provided by Tenant. If necessary, and for an additional processing fee of $50 per incident, payment may be mailed at Tenant's risk to **Taylor Realty Group, 1499 W 120th Ave #110 #Westminster #Colorado 80234.** Any checks lost in the mail will be treated as unpaid until received by Landlord or Landlord's Agent. No personal checks accepted. Certified funds only. No hand delivered checks will be accepted unless delivered by United States Postal Carrier.

RULES & REGULATIONS

Tenant Agrees to:

1. No smoking of any kind is allowed (including vaping) on Premises. Tenant agrees that no smoking will occur on Premises;
2. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
3. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
4. Not obstruct or cover the windows or doors;
5. Not leave windows or doors in an open position during any inclement weather;
6. Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
7. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
8. Keep all air conditioning filters clean and free from dirt;
9. Tenant's family and guests will, at all times, maintain order in the Premises and at all places on the Premises, and will not make or permit any loud or improper noises, or otherwise disturb other tenants;
10. Keep all radios, televisions, stereos, etc. turned down to a level of sound that does not annoy or interfere with other tenants;
11. Deposit all trash, garbage, rubbish or refuse in the locations provided therefore and not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
12. Abide by and be bound by any and all HOA Rules and Regulations affecting the Premises or the common area which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them;
13. Not have any illegal drugs or controlled substances on the property. Any violation of this is cause for immediate eviction and all deposits and monies paid shall be forfeited;
14. Not use the Premises for any purpose prohibited by the laws of the United States or the State of Colorado, or of the ordinances of the city or town in which the Premises is located;
15. Not use or store Marijuana in the Premises.

TENANT HEREBY AGREES TO ABOVE TENANT RESPONSIBILITIES and RULES & REGULATIONS

_____ _____

(Tenant) (Tenant)

_____ _____

(Tenant) (Tenant)

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MOLD NOTIFICATION

It is our goal to maintain the highest quality living environment for our Tenants. Tenant understands that mold can grow if the Premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the Premises, it can cause mildew and mold to grow. It is important that Tenants regularly allow air to circulate in the Premises. It is also important that Tenants keep the interior of the Premises clean and that they promptly notify Landlord of any leaks, moisture problems, and/or mold growth.

Tenant agrees to maintain the Premises in a manner that prevents the occurrence of mold or mildew in the Premises. Tenant agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Tenant agrees to keep the Premises free of dirt and debris that can harbor mold.
2. Tenant agrees to immediately report to Landlord any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Tenant agrees to notify owner of overflows from bathroom, kitchen, or apartment laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Tenant agrees to report to Landlord any significant mold growth on surfaces inside the Premises.
5. Tenant agrees to allow Landlord to enter the Premises to inspect and make necessary repairs.
6. Tenant agrees to use bathroom fans while showering or bathing and to report to the Landlord any non-working fan. Where there is no fan, Tenant agrees to open window while bathing or showering.
7. Tenant agrees to use exhaust fans whenever cooking, dishwashing, or cleaning, if such fan is installed.
8. Tenant agrees to use all reasonable care to close all windows and other openings in the Premises to prevent outdoor water from penetrating into the interior of Premises.
9. Tenant agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
10. Tenant agrees to notify Landlord of any problems with any air conditioning or heating systems that are discovered by the Tenant.
11. Tenant agrees to indemnify and hold harmless the Landlord from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that Landlord may sustain or incur as a result of the negligence or fault of the Tenant or any guest or other person living in, occupying, or using the Premises.

_____ _____
(Tenant) (Tenant)

_____ _____
(Tenant) (Tenant)

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PEST AND RODENT PREVENTION ADDENDUM

It is the goal of the Landlord to provide a quality living environment for all our Tenants. To help achieve this goal, it is important we work together to minimize and prevent any pests or rodents in the Premises. That is why this Pest and Rodent Prevention Addendum (Pest Addendum) contains important information for you, as well as responsibilities for both you and us and is included as an addendum to your Lease.

Pests and rodents can be found virtually everywhere in our environment - both indoors and outdoors and in both new and old structures. Colorado and particularly the urban areas have been afflicted with this problem for many years, particularly since the EPA's elimination of DDT as a preventative chemical. Pests such as bed bugs are commonly transported by shoes, clothing, furniture (particularly used furniture) and other materials. A Landlord cannot timely and permanently eliminate pests and/or rodents without significant and ongoing Tenant cooperation and effort. There is conflicting scientific evidence as to what contributes or encourages pests and rodents. Nonetheless, appropriate precautions need to be taken. In order to minimize the potential for pests and rodents in the Premises, you must do the following:

● Keep the Premises clean - particularly the kitchen, the bathroom(s), carpets, linens and floors. Regularly vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt/debris that harbors food and substances attractive to certain pests and rodents. Do not leave food or dirty dishes sitting out. Seal all food in airtight containers.

If bed bugs or other pests/rodents are detected, Tenant agrees to undertake all efforts and tasks recommended by a qualified expert. With regard to bedbugs, such tasks include but are not limited to the following: Tenant should strip all sheets and linen from all beds, and move all beds away from walls. Eliminate clutter and vacuum well to initially collect (and kill) as many bedbugs as possible. Vacuuming efforts should especially focus in and around bedrooms, underneath beds, around headboards, in mattress crevices and along mattress frame and tracks. All furniture should be carefully vacuumed as well with a strong vacuum and Tenant should promptly dispose of all vacuum bags in dumpster. Clean out and disinfect all cabinets, drawers and closets. Use a stiff brush when cleaning to dislodge and destroy any eggs. Remove all clutter that would prevent effective service. Place all potentially infected clothing in plastic bags and permanently encase mattresses and box springs within special mattress bags. Tenant should remove all occupants and pets from Premises for 3 hours after service. After any pest service, launder all bed sheets and other linen, as well as any other clothing items that may be infected. Clothes and linens should be laundered with hot water of at least 140 degrees, and should be laundered at least several times every couple of days after pest treatment. Tenant should vacuum again after pest service, on a daily basis for the next three days.

It is important to prevent pests and rodents in the Premises. Tenant must promptly report evidence of pests and rodents in or on Premises surfaces or inside mattresses, walls or ceilings, in writing to Landlord. An infestation of pests or rodents can result from a wide variety of sources, such as: bringing in used furniture, mattresses, boxes or clothing items which are already contaminated. Never retrieve any items from or around a dumpster. Never leave potentially infested items in a common area, on the street or next to a dumpster. Proper disposal is vital to prevent the spread of pest and rodents. Consult your Landlord or a licensed pest control specialist for methods of proper remediation and/or disposal. **If Tenant sees evidence or indication of the presence of pests or rodents (or re-infestation or indications that treatment has been ineffective), Tenant agrees to immediately notify Landlord <u>in writing</u> of these problems.** Tenant to provide and keep the Premises clean, and take other measures to prevent and eliminate pests and rodents in the Premises, including but not limited to measures as set forth in the Lease and this Pest Addendum. Tenant agrees to undertake all efforts and tasks recommended by a qualified expert. Upon written notification from Tenant regarding signs of pests and/or rodents, Landlord will, within a reasonable time frame, make arrangements for appropriate spraying and any other pest or rodent remediation deemed appropriate, compliant with State law and the Lease, provided such damage was not caused by the misuse or neglect of Tenant, or any occupants or guests of Tenant.

Remedies

A breach of this Pest Addendum by Tenant is a material and substantial violation of the Lease (non-curable) allowing Landlord to recover possession of the Premises, following a Notice to Quit or other required Notice in accordance with the State law, and all other rights and remedies contained in the Lease. Tenant is liable for all resulting costs and damages for violation including but not limited to costs of extermination and the damages caused by the spreading of such pest or rodent infestation. In the event of a breach of this Pest Addendum by Landlord, Tenant's sole and exclusive remedy is be to immediately vacate the Premises and Tenant's obligations to continue to pay rent terminates on the date Tenant delivers possession of the Premises to

Landlord. Landlord is not liable for consequential damages such as damages to Tenant's personal property, or claims of adverse health conditions associated with exposure to pests or rodents. Tenant hereby indemnifies and will hold Landlord harmless from any and all claims or causes of action, arising (in whole or in part) from Tenant's or third parties' breach of the obligations contained in this Pest Addendum. Tenant hereby releases Landlord from any and all claims of Tenant or Occupant for the presence of pests or rodents in the Premises, other than claims based on breach of this Pest Addendum by Landlord and further releases Landlord from any and all claims of consequential damages such as damages to Tenant's personal property, or claims of adverse health conditions associated with exposure to pests or rodents.

_____	_____
(Tenant)	(Tenant)
_____	_____
(Tenant)	(Tenant)

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CRIME FREE ADDENDUM

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

Resident, any members of Resident's household, guest or other affiliated person as defined herein shall not engage in any act which is intended to facilitate any illegal or criminal activity. "Criminal Activity" is (1) as defined under Federal law, including but not limited to the Controlled Substances Act, 21 USC 802, or (2) as defined in Title 18 CRS, or (3) as defined under local laws, or (4) as defined as "Criminal Activity" in this Crime Free Addendum. Resident shall also not permit the premises to be used for Criminal Activity, which includes any conduct that has the potential for becoming Criminal Activity and shall not allow others who engage in any criminal activity to reside in or visit the Leased premises or surrounding Community. Furthermore, Resident understands that Owner has the right to prohibit criminal activity by Resident or another occupant or guest, whether it occurs at the property or at some other location, and agrees to comply with this Addendum, as a material condition of Resident's continued occupancy, as well as expressly agrees that Owner has the right to bar any person who commits or facilitates any Criminal Activity as defined herein or under applicable law. Resident further warrants that no occupant or guest in the premises is a lifetime registered sex offender and that all occupants/guests meet the criminal screening requirements of the Owner. Resident agrees that Owner may terminate the Lease on three (3) days' notice for a rental home or recreational vehicle and ten (10) days' notice for an owner-occupied mobile home, if Owner determines that a registered sex offender occupies or visits the property at any time or determines that Resident or other occupant/guest does not meet the criminal screening policies of the Owner, a copy of which has been provided to Resident. Resident agrees that Owner shall have the right, but not the obligation, to test for methamphetamine or other illegal substance in and around the premises, as Owner deems necessary, in Owner's sole discretion and Resident shall cooperate with such testing. Resident waives any expectation of privacy. Owner/agent shall cooperate with law enforcement at all times, including providing Resident's documentation upon request.

"CRIMINAL ACTIVITY" DEFINED. Criminal Activity specifically includes, but is not limited to, any unlawful possession, use, manufacture, sale, distribution, keeping, giving or growth of any "Controlled Substance" as defined under federal, state or local law; possession of any drug paraphernalia, any sex crime, sexual offender crime, street gang activity, unlawful possession or discharge of firearms, stalking, any crime that has as one of its elements the use, attempted use or threatened use of physical force against the person or property of another, and/or any intimidation, threats or harassment of any person. Resident agrees that **NO CONTROLLED SUBSTANCE OF ANY KIND IS ALLOWED**, including but not limited to marijuana, marijuana concentrate, oils or derivatives, cocaine, methamphetamine, or any other illegal drug, regardless of amount (and regardless of whether or not manufacture, growth, sale, distribution, use or possession of said drug is considered criminal under state or local law) if it violates Any applicable law. Resident agrees that any Criminal Activity as defined in this Addendum or at law includes any act which endangers the person and willfully and substantially endangers the property of Owner, co-residents, and/or other Persons, and also includes any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the Owner, their agent, or the Resident, or guest or that which involves imminent or actual serious property damage. Any such Criminal Activity constitutes a Substantial Violation under this Addendum and/or at law. Criminal Activity is prohibited, whether or not such conduct occurs in Resident's unit. This Addendum shall be construed broadly, to include all types of Criminal Activity, including but not limited to violation of any provision of CRS Title 18. Resident shall both abstain from any criminal activity and proactively make efforts to prevent Criminal Activity by any other Persons. Resident shall immediately notify law enforcement when Resident first learns of any Criminal Activity or Substantial Violation as defined by this Addendum. Resident shall cooperate with law enforcement and the Owner with regard to same and shall be responsible for the conduct or actions of Resident, as well as any affiliated Persons (which includes co-occupants, guests, invitees, licensees, or any other persons present in the property as a result of Resident's tenancy) regardless of knowledge on Resident's part. Resident shall make all co-occupants, guests and/or any other affiliated persons aware of Resident's obligations, agreements, and duties under this Addendum. In defense of any eviction action (based on violation of this Addendum), Resident agrees not to claim he/she did not know any affiliated person was in violation of this Addendum.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE CONSIDERED A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AGREEMENT AND SUFFICIENT CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation, as outlined above, shall be considered sufficient cause for immediate termination of the lease, and notice of such termination shall be given in accordance with Article 40-107.5 of Title 13, C.R.S, which shall be a 3-day Notice to Quit (or a 10-day Notice to Quit for an owner-occupied mobile home). No other notice shall be required. Proof of violation/breach of this agreement resulting in a termination of the lease shall not require criminal charge or conviction but shall require only a showing by a preponderance of the evidence. In case of a conflict between the provisions of this lease addendum and any other provisions of the lease, the provisions of this addendum shall govern. Should any provision of this Lease Addendum be declared invalid by any Court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect regardless of such declaration. This Lease Addendum is incorporated into the lease, executed, or renewed on the date set forth below.

Passage of Amendment 64 in no way changes this property's position on this issue. This is private property, and Landlord expressly bans illegal drugs which violate the Federal Controlled Substances Act, including marijuana.

Form-Crime Free Addendum
SBWP Revised 10.2021

_____

(Tenant)

_____

(Tenant)

_____

(Tenant)

_____

(Tenant)

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CLASS ACTION WAIVER ADDENDUM TO LEASE AGREEMENT

This Addendum is hereby made part of the Lease Agreement executed on ***August 18, 2026*** between ***Taylor Realty Group as Agent For Owner*** ("Landlord")

and ("Tenant")
and ("Tenant")
and ("Tenant")
and ("Tenant")
(collectively "Tenant" or "Resident").

To the extent the terms of this Addendum conflict with the Lease, the terms of this Addendum shall control.

1. Class Action Waiver. Tenant understands that, without this waiver, Tenant could be a party in a class action lawsuit. By signing this Addendum, Tenant consents to this waiver and chooses to have any claims decided individually. Therefore, Tenant hereby waives, with respect to any dispute arising as a result of the landlord/tenant relationship: (i) the right to participate in a class action, private attorney general action or other representative action in court, either as a class representative or class member; and (ii) the right to join or consolidate claims with claims of any other person and agrees not to participate in any class action claims against Landlord or Landlord's agents, employees, attorneys, contractors, heirs, successors, assigns, or other representatives. Tenant acknowledges that Tenant must file any claim against Landlord or Landlord's agents, employees, attorneys, contractors, heirs, successors, assigns, or other representatives individually, and Tenant expressly waives Tenant's ability to bring, represent, join or otherwise maintain a class action, collective action or similar action in any forum.

MY SIGNATURE BELOW CONFIRMS THAT I HAVE READ THE ENTIRETY OF THIS ADDENDUM AND IS MY ACKNOWLEDGMENT THAT I HAVE RECEIVED A SIGNED COPY OF THIS ADDENDUM.

_____ _____
(Tenant) (Tenant)

_____ _____
(Tenant) (Tenant)

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RADON DISCLOSURE PURSUANT TO C.R.S. SECTION 38-12-803

THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMEND THAT ALL TENANTS HAVE AN INDOOR RADON TEST PERFORMED BEFORE LEASING RESIDENTIAL REAL PROPERTY AND RECOMMEND HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.

RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. A LANDLORD IS REQUIRED TO PROVIDE THE TENANT WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY.

Landlord's Disclosure to Tenant and/or Resident:

Radon Testing *(check one box)*

☐ Landlord has no knowledge of any radon testing for the property.

☐ Landlord has knowledge of radon testing for the property (explain):

Records and Reports available to Landlord *(check one box)*

☐ Landlord has no reports or records pertaining to Radon testing or results

☐ Landlord has provided Resident with all available records and reports pertaining to Radon Testing and results (List Documents)

Radon Mitigation System (check one box)

☐ No radon mitigation system is installed in the property.

☐ A radon mitigation system is installed on the property. A description of the system and instructions for use are attached.

TENANT ACKNOWLEDGES RECEIPT OF THIS RADON DISCLOSURE AND ATTACHED DOCUMENTS LISTED ABOVE (IF ANY).

_____ _____

(Tenant) (Tenant)

_____ _____

(Tenant) (Tenant)