

**RENTAL AGREEMENT**  
Fixed Term Agreement (Lease)



This agreement, dated 03/16/2007 is by and between:  
KEVCO Real Estate, Investments & Property Management  
"Managers/Owners"  
And  
"Tenants"

For rental of the dwelling located at: 1234 Sample Street, Fort Collins, CO 80521

Tenants agree to lease this dwelling for a fixed term of 12 months beginning, 08/01/2007 and ending 07/31/2008.

Tenants may gain access to the unit at 6:00 p.m. on the first day of their lease and must vacate by 12:00 noon on the last day of their lease.

RENT-Tenants agree to rent this dwelling for the sum of **\$1250.00** per month, payable in advance. The first month's rent is **\$1200.00** due at lease signing or the first day of occupancy. The total amount of rent due over the term of the lease is **\$15,000.00**.

DISCOUNT-In order to encourage Tenants to pay their rent promptly, Managers/Owners will give Tenants a discount of \$50.00 when the rent is paid on or before the rent due date.

RENT DUE DATE; RENT LATE DATE – The due date for the rent under this Agreement is the first day of every calendar month by 6:00 p.m. Rents received on the second or third day of the month by 6:00 p.m. are not considered late, but will not receive the \$50.00 discount. If the rent due or delinquent date falls on a Sunday or holiday, it is the Tenant's responsibility to make sure rents are still paid on time. Rents received after 6:00 p.m. the third day of the month will be considered late and will be assessed a \$50.00 late fee. In other words:

Rent if paid by 6:00 p.m. on the first day of month - **\$1200.00**

Rent if paid on the second day of the month or by 6:00 p.m. on third day of the month - **\$1250.00**

Rent paid after 6:00 p.m. on the third day of the month - **\$1300.00**

FORM OF PAYMENT- Tenants agree to pay rent in the form of a personal check, a cashier's check or a money order. **We do not accept cash.** In order to be accepted, eligible for a discount and credited to the right account, payment must be made payable to KEVCO and include the Premise's address on the check. Manager/Owner, at their option, may apply all monies received to non-rent obligations of the Tenant, including but not limited to: security deposit, missed discounts, late fees, utility reimbursements, N/F fees, pet fees, or maintenance charges. PLEASE NOTE, WE CAN ONLY ACCEPT ONE CHECK PER PROPERTY FOR RENTAL PAYMENT.

RENT PAYMENT PROCEDURE – Tenants agree to pay their rent by mail to the following address:

**Please allow enough time for mailing. Rents are considered received when delivered by mail, not when post marked.**

KEVCO Real Estate, Investments & Property Management  
PO Box 740, Fort Collins, CO 80522

Or in person at:

225 West Oak Street, Fort Collins, CO 80521  
(first floor of the Masonic Temple Building)

LATE FEE-Managers/Owners expect Tenants to pay the rent promptly. Should exceptional circumstances prevent prompt payment; Tenants agree to pay a late fee of \$50.00. Since determining Managers'/Owners' actual damages caused by Tenant's late payment would be difficult or impractical, both parties agree to regard the Managers'/Owners' damages as equal to the amount given here. Such fee may be collected immediately by the Manager/Owner or at the Manager's/Owner's option, such fee may be withheld from the resident's security deposit.

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RETURNED CHECK/-If for any reason a check used by Tenants to pay Managers/Owners is returned without having been paid, Tenants will pay a returned check charge of \$50.00 and take whatever other consequences there might be in making a late payment. After the second time that a Tenants' check is returned, Tenants must thereafter secure a cashier's check or money order for payment of rent.

DEPOSIT/-Tenants will deposit with the Manager/Owner the sum of **\$1200.00 (one month's rent with discount)** payable before they occupy the premises. Managers/Owners may withhold from these deposits only what is reasonably necessary to cover the following tenant defaults: 1) damages to the dwelling that are beyond normal wear and tear or caused by Tenant's acts of negligence or those of their guests. 2) Certain cleaning costs following Tenant's departure; and 3) unpaid rent and various other accrued and unpaid charges. No part of these deposits may be applied to the tenant's last month's rent. Please note that KEVCO holds your deposit in a non-interest bearing escrow account.

REFUND OF TENANT'S DEPOSIT/-Within 60 days after Tenants have moved out completely, Managers/Owners shall provide a written accounting of the disposition of the Tenants deposits and shall at the same time return all deposits remaining. Please note that if the Premises are not ready for checkout by the scheduled move-out appointment, that a \$100 rescheduling fee will be charged.

PET/- No animals of any kind are permitted on the premises, even temporarily, without first obtaining Manager's/Owner's written permission. "Pets" includes, but are not limited to warm and cold-blooded animals, such as dogs, cats, fish, hamsters, rats, birds, snakes, lizards, and insects. "Pets" does not include animals trained to serve the handicapped, such as seeing-eye dogs, hearing dogs, or service dogs. These animals may be housed on the premises so long as they are in the direct service of those they were trained to serve and so long as the Manager/Owner is notified in advance in writing of the circumstances. If at any time during the term of this rental agreement, any pets are being kept other than those permitted in writing, Tenant will be deemed to be in breach of this rental agreement. Pit bulls or pit bull mixes are never allowed on the Premises.

PET FEE-Tenants agree that they will have **1 Dog** and will provide an additional **\$100.00 per pet** upon occupancy, to act as a non-refundable pet fee. Tenants shall contact the Manager/Owner before acquiring additional pets.

UTILITIES/SERVICE/-Tenants agree to put all utilities in their name by the first day of the lease and pay all utilities and services with the exception of the following, which Owners agree to pay: - **none. Tenant pays all utilities.**

OCCUPANT/-The City of Fort Collins has an ordinance that prohibits more than three unrelated adults or not more than two unrelated adults and their children from occupying the same living space. Tenants acknowledge this requirement and agree to comply if notified by the Manager/Owner or by the City. If Tenant is found to be in non-compliance of this ordinance, Tenant agrees to pay for any and all fines or costs associated with compliance.

GUEST/-Tenants may house any single guest for a maximum period of fifteen days every six months or for whatever other period of time the law allows, provided that they maintain a separate residence. Nurse or maids required to care for Tenants during illness are exempted from this provision. There shall never be more than five people occupying the property over night.

SUBLETTING/ ASSIGNMENT -Tenants shall not sublet the entire premises or any part of the premises, nor shall they assign this Agreement to anyone else without first obtaining the Manager's/Owner's written permission. Managers/Owners shall not withhold permission unreasonably. Manager/Owner agrees to release Tenant from this lease if Tenant finds a replacement resident, acceptable to the Manager/Owner who will sign a new lease for the remaining term and pay deposits due. Tenants understand that they are ultimately responsible until their original lease has expired. Any prospective Tenant must fill out a rental application form supplied by Manager/Owner, must meet the approval criteria and agree to be bound by the terms and conditions in this lease before such Tenant can be approved.

SUBLEASE FEE-Tenant agrees to pay a \$200.00 fee at the time that they commence efforts to sublease their interest in the property to another individual. This fee is in addition to the application fee provided by the new tenant. The sublease fee is in no way a Cancellation Fee nor a Buyout Fee and does not release Tenant from their obligations under this lease if those sublease efforts are unsuccessful and/or new renters fail to execute the lease and /or pay monies due under the lease such as the security deposit.

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**NO SMOKING**-Tenants agree that this is a non-smoking residence and that no smoking of any kind is allowed inside the premises. If smoking outside, Tenant and guests agree to dispose of all cigarette butts in a safe and timely manner. Failure to comply with the no smoking rule can be very damaging to the property and Tenants will be responsible for all repairs and cleaning required, including drapes, carpets, walls, ceilings, etc.

**CARPET CLEANING**-Tenants agree to have carpets professionally cleaned upon move-out and agree to provide the Manager/Owner with a copy of the paid invoice, upon completion. Manager/Owner reserves the right to have the carpets Professionally cleaned and to withhold this amount from the Tenant's deposit if the cleaning is not adequate to remove stains, dirt accumulation, traffic patterns, pet odors, etc. caused by Tenant's occupancy. If, by the end of this lease, Tenants have not cleaned the carpets and provided the documentation, the carpets will be professionally cleaned upon Tenants vacating the property. These cleaning charges will be deducted from the Tenant's Security Deposit.

**LIQUID-FILLED FURNITURE**-Tenants agree not to keep any liquid-filled furniture in this dwelling without first obtaining the Manager's/Owner's written permission.

**VEHICLE**-Tenants agree to keep a maximum of one vehicle per tenant on the premises. These vehicles must be both operable and currently licensed. Tenant agrees to park their vehicles in assigned spaces (garage if applicable) and to keep those spaces clean of oil drippings. Tenants agree to advise their visitors about parking and to take responsibility for where their visitors park. Only those motorcycles that have exhaust muffling comparable to that of a passenger car are allowed. Tenants agree not to park boats, recreational trailers, utility trailers, and the like on the premises without first obtaining Manager's/Owner's written permission. Tenants agree not to repair their vehicles on the premises if such repairs will take longer than a single day unless the vehicle is kept in an enclosed garage. Tenants agree they will not park any vehicle on any portion of the yard or any other spot not designated as a parking spot and agree to pay for all damages and/or City fines incurred for inappropriate parking or driving on the Premises.

**APPLIANCE**-There may be appliances in the dwelling, such as a refrigerator, stove, dishwasher, clothes washer, dryer, or garbage compactor. If Tenants wish to use these appliances, they agree to assume all responsibility for damage or misuse. Maintenance and normal wear and tear of these appliances shall be the responsibility of the Managers/Owners. If Tenants wish to use their own appliances, they may request that the Manager's/Owner's appliances be removed from the premises. Manager/Owner is not responsible for food loss due to refrigerator malfunction or any damage to personal property due to malfunction of any other appliance.

**TENANT INSPECTION**- As of the commencement of this Agreement, the Tenants acknowledge that they have examined the Premises and are satisfied with the condition, notwithstanding there may be some minor items of cleaning or repair that may be disclosed. Taking possession of the premises is conclusive evidence of the fact that the Premises are in good order and satisfactory condition. The Tenant agrees that they have inspected the subject "Premises" and agree to accept such Premises "as is" and that no warranty or guarantee is expressed or implied by Manager/Owner. Tenants will inspect the dwelling and its contents within 14 days of move-in and will note defects on a checklist and agree that they are in satisfactory order. Manager/Owner reserves the right to refuse a move in checklist after 14 days of Occupancy or if grossly inaccurate. If no move in checklist is received, the Premises will be deemed to be clean, free of any damage or defect and tenant agrees that it shall be conclusive proof that no prior damages, defects or necessary cleaning existed.

**NOTIFICATION OF SERIOUS BUILDING PROBLEMS**-Tenant agrees to notify Managers/Owners immediately upon first discovering any signs of serious building problems including, but not limited to; crack in the foundation, a tilting porch, a crack in the plaster or stucco, moisture in the ceiling, buckling sheetrock or siding, a leaky roof, a spongy floor, a leaky water heater, or termite activity. Failure to report a problem may create a situation where the Tenant will be liable for damages due to the problem not being addressed sooner.

**REASONABLE TIME FOR REPAIRS**-Upon being notified by Tenants that there is some building defect, which is hazardous to life, health or safety, Managers/Owners shall undertake repairs as soon as possible. Should there be a delay of more than seventy-two hours in making the repairs due to a difficulty in scheduling the work or obtaining parts or for any other reason beyond the Managers'/Owners' control, Managers/Owners agree to keep Tenants informed about the progress of the work.

**HEAT**- Tenants agree to keep the Premises heated 24 hours a day to at least 60 degrees and agree to keep cabinet doors open so that heat will circulate around water pipes during severe cold weather. Tenants agree to disconnect outside hoses during the months of September through April. Tenants will be held liable for damage to the property for broken water pipes due to violating these requirements.

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SMOKE/FIRE DETECTOR-Tenants agree to check smoke/fire detectors at least once a month to assure that they are working properly, replace any batteries as often as is necessary, and immediately report any defects to the Manager/Owner. Neither you nor others are permitted to tamper with or disconnect smoke/fire detectors.

WINDOW-Except for those windows which are noted in writing as being cracked or broken when Tenants move in, Tenants agree to be responsible for any windows which become cracked or broken in their dwelling while they live there. Tenants may repair the windows themselves if they can do the work in a professional manner. Otherwise, they may hire a glazier or submit a maintenance request to Managers/Owners. Tenant will be invoiced for the repair. Tenants also agree to never place sheets, blankets or rugs over the windows to act as window coverings. If a need arises for special light blocking window coverings, Tenant agrees to notify Managers/Owners and request that these coverings be installed.

DRAIN/STOPPAGE-Tenant is responsible for the clearing of all clogged drains, toilets and sewer lines on the premises unless said stoppage is the result of a structural defect or root growth in the sewer line. Drains will not accept items such as paper diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, or newspapers. Tenants agree to pay for clearing the drain of any and all stoppages except those, when the plumber is called to clear the stoppage, will attest in writing, were caused by defective plumbing, tree roots, or acts of God.

TRASH-Tenants agree to dispose of their ordinary household trash by placing into a receptacle for periodic collection. All trash receptacles shall be placed inside the garage or at the rear of the property except for the designated trash pick up day. They agree to dispose of their extraordinary household trash such as Christmas trees, damaged furniture, broken appliances, and the like, by compacting it so that it will fit inside their trash receptacle or by hauling it to the dump themselves or by paying someone else to haul it away. Tenants are responsible for cleaning up, disposing of, or hauling away any tree limbs, leaves and branches that may fall into the yard. If debris and/or garbage are noted in the yard and outside of proper storage for pick up by a waste removal service, Manager/Owner reserves the right to immediately remove items without notice and to invoice Tenant for such work.

OUTSIDE PLACEMENT-Managers/Owners reserve the right to place dumpsters, trash receptacles, portable storage units and the like wherever convenient on the premises. Managers/Owners further reserve the right to construct property improvements above or below the ground anywhere on the premises so long as they conform to all building codes.

DAMAGE-Tenants agree to pay for repairs of all damages they or their guest have caused.

LOCKS-Tenants agree that they will not change the locks on any door or mailbox without first obtaining Manager's/Owner's written permission. Having obtained permission, they agree to pay for changing the locks themselves and to provide the Managers/Owners with one duplicate key per lock. Individual keyed bedroom door locks are not allowed. If Manager/Owner cannot gain access to a particular room during a scheduled appointment because it is locked by the Tenant, the lock will be removed or rekeyed at the Tenant's expense.

LANDSCAPING & SNOW REMOVAL-Tenants agree to maintain the existing landscaping by watering, weeding and fertilizing as necessary. Tenants also agree to shovel snow from all sidewalks on property within 24 hours of the last snowfall per City ordinance.

Mowing and trimming are the responsibility of the **Tenant**.

Tenants who are responsible for their own mowing and trimming agree to provide their own lawn care equipment and to mow and trim regularly. Tenants will not allow the lawn to exceed four inches in height, nor allow weeds to grow past four inches in height. Tenants who do not comply with this requirement may be placed on a mandatory lawn care service and will be responsible for payment of all bills for these services. Any damage to trees, shrubs and lawn due to Tenant's action or negligence will be repaired or replaced at Tenant's expense including damage caused by insufficient watering.

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**ALTERATION, DECORATION, AND REPAIR**-Except as provided by law, Tenants agree not to alter or decorate their dwelling without first obtaining the Managers'/Owners' written permission. Decorations include painting and wallpapering. Further, Tenants agree not to repair their dwelling or anything belonging to the Owners without first obtaining Manager's/Owner's written permission unless such repairs cost less than one hundred dollars and Tenants agree to pay for them. Tenants shall hold Managers'/Owners harmless for any mechanics liens or proceedings which Tenants cause. When approved by Managers'/Owners, Tenant's plans for alterations and decorations shall bear a determination regarding ownership. If Tenants are able to convince Managers'/Owners that Tenants can remove the alterations or decorations and restore that part of their dwelling to its original condition, the Managers'/Owners may grant Tenants the right to remove them. Otherwise, all alterations or decorations made by Tenants become the property of the Owners when Tenants vacate.

**PAINTING**-Managers'/Owners reserve the right to determine when the dwelling will be painted unless there is any law to the contrary.

**ACCESS**-Managers'/Owners, their employees, or agents may have to gain access to the Tenants' dwelling for purposes of showing it to prospective Tenants, purchasers, lenders, or others for repairs, inspection, or maintenance. When seeking access under ordinary circumstances, Managers'/Owners will schedule entry between the hours of 8:00 a.m. – 8:00 p.m., Monday through Saturday, except holidays. Managers'/Owners will provide Tenants reasonable notice for access the day prior. Such notice may be given by phone, by leaving a message on an answering machine or voice mail, by delivery of a written note or otherwise. In emergencies, there will be no notice. Re-leasing for the next year begins every January. Only Tenants in good standing will be offered a lease renewal. The property may be shown to perspective future Tenants 180 days prior to the current Tenants lease expiration.

**PEACE AND QUIET**-Tenants are entitled to the quiet enjoyment of their own dwelling, and their neighbors are entitled to the same. Tenants agree that they will refrain from making loud noises and disturbance, that they will keep down the volume of their music and broadcast programs at all times so as not to disturb other people's peace and quiet.

**TELEPHONE**-If and when Tenants install a telephone in their dwelling, they will furnish Managers'/Owners with the numbers within five calendar days. When divulging the number, Tenants shall advise Managers'/Owners whether the number is listed or unlisted. If it is unlisted, Managers'/Owners agree to take reasonable precautions to keep it from falling into the hands of third parties.

**PROLONGED ABSENCE**-Tenants agree that they will notify Managers'/Owners whenever they plan to be absent from their dwelling for more than ten days.

**BUSINESS USE**-Tenants agree to use this dwelling as their personal residence. They agree to conduct no business on the premises without first obtaining Manager's/Owner's written permission.

**LAWFUL USE**-Tenants agree that they will not themselves engage in any illegal activities on the premises nor will they allow others to engage in any illegal activities on the premises insofar as they have the power to stop such activities.

**INSURANCE**-Owners have obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property effects or owner negligence. Tenants hereby acknowledge that Owners' insurance does not cover Tenants' possessions or Tenants' negligence. Tenants may obtain a Tenants' insurance policy to cover damage to or loss of their own possessions, as well as losses resulting from their negligence at their expense. Tenants are strongly encouraged to obtain this insurance.

**INSURANCE CONSIDERATION**-Tenants agree that they will do nothing to the premises nor keep anything on the premises that will result in an increase in the Owners' insurance policy or endanger the premises. Tenants also agree that they will not allow anyone else to do so.

**FIRE OR CASUALTY DAMAGE**-If during any time the dwelling cannot be used because of fire or casualty damage, Tenants will not be responsible for payment of rent. Should a portion of the dwelling become unusable due to fire or casualty damage, Tenants will not be responsible for payment of rent on that portion. In either case, Managers'/Owners reserve the right to decide whether the dwelling is usable and what portions are usable. Managers'/Owners are not responsible for repairing or replacing any improvements by the Tenants if those improvements are damaged. Should the fire or casualty damage have been caused by Tenants' own action or neglect, they shall not be relieved of the responsibility for payment of rent, and they shall also bear the full responsibility for repair of the damage.

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**RULES AND REGULATIONS**-Managers'/Owners' existing rules and regulations, if any, shall be signed by Tenants, attached to this Agreement, and incorporated into it. Managers'/Owners may adopt rules and regulations at a later time provided that they have a legitimate purpose, do not modify Tenants' rights substantially, and do not become effective without notice of at least two weeks. A minimum of two warnings (at least one of these warnings will be sent via certified mail) will be given to Tenants prior to modifying the rules and regulations.

**SERVICE OF PROCESS**-Every Tenant who signs this Agreement agrees to be the agent of the other Tenants and occupants of this dwelling and is both authorized and required to accept, on behalf of the other Tenants and occupants, service of summons and other notices relative to the tenancy. All parties agree that they are jointly and severally liable for their obligations under this Lease. Manager/Owner has no responsibility for resolving disputes or conflicts between Tenants whatever the nature of those disputes.

**IDENTITY OF MANAGER**-The person who is responsible for managing this dwelling and is authorized to accept legal service on Owners' behalf is a licensed Real Estate Entity in the State of Colorado. The Brokerage is acting as an Agent for the Owner.

**HOLDING OVER**-This Rental Agreement will automatically terminate at the expiration of the term without further notice or demand. If Tenants remain on the premises following the date of their termination of tenancy, they are "holding over and become liable for "rental damages" equaling one/thirtieth of the amount of their current monthly rent for every day they hold over and an additional \$50 per day until Premises is conveyed.

**LEAD BASED PAINT, MOLD AND RADON**-Tenant has been given a copy of the "Protect Your Family From Lead in Your Home" booklet (if the property was permitted to be built prior to 1978) and a Lead Based paint disclosure, and the City of Fort Collins Radon booklet, before signing this contract. Tenants have the right to have the property tested for lead based paint, mold and radon at their expense before signing this lease.

**POSSESSION**-Managers'/Owners shall endeavor to deliver possession to Tenants by the commencement date of this Agreement. Should Managers'/Owners be unable to do so, they shall not be held liable for any damages Tenants suffer as a consequence, nor shall the Agreement be considered void unless Managers'/Owners are unable to deliver possession within ten days following the commencement date. Tenant's responsibility to pay rent shall begin when they receive possession.

**SALE OF DWELLING**-If Owners sell this dwelling or otherwise transfer its Ownership to another party, they shall have the right to terminate this Agreement by giving Tenants written notice of at least sixty days, notwithstanding any conflicting occupancy rights Tenants might have under a fixed-term agreement. Should Tenants have conflicting occupancy rights guaranteed them by law, however, those legal rights shall prevail. Tenants also understand that their property may be advertised in a variety of ways to encourage pre-leasing or sale and that interior photos may be utilized in that advertising. Tenants agree to cooperate with all showings and to keep the property in a neat and clean condition for showing. Tenant may be assessed a fee for non-compliance with this clause at the sole discretion of the Manager/Owner. Such fee may be collected immediately by Manager/Owner, or, at Manager's/Owner's option, such fee may be withheld from Tenant's security deposit.

**ABANDONMENT**-When Tenant vacates the property the Manager/Owner does not owe any responsibility to notify Tenant that any remaining furniture, clothing or any other debris will be disposed of. Any disposal charges will be held from Tenant's deposit. If you leave it, you lose it!

**PROPERTY VALUE**-In an attempt to avoid negatively affecting property values in the immediate area, no "inside" furniture shall ever be placed outside. No couches or recliners are allowed outside the formal structure of the home. No blankets, sheets, towels, flags or anything other than the provided window coverings shall ever be placed over any door or window. Breaking this rule can be cause for immediate eviction.

**ILLEGAL PROVISIONS NOT AFFECTING LEGAL PROVISIONS**-Whatever item in this Agreement is found to be contrary to any local, state, or federal law shall be considered null and void, just as if it had never appeared in the Agreement, and it shall not affect the validity of any other item in the Agreement.

**NON-WAIVER**-Should either Managers'/Owners or Tenants waive their rights to enforce any breach of this Agreement, that waiver shall be considered temporary and not a continuing waiver of any later breach. Although Managers'/Owner may know when accepting rent that Tenants are violating one or more of this Agreement's conditions, Tenants'/Owners in accepting in the rent are in no way waiving their rights to enforce the breach. Neither Managers'/Owners nor Tenants shall have waived their rights to enforce any breach unless they agree to a waiver in writing.

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REFERENCE IN WORDING-Plural references made to the parties involved in this Agreement may also be singular, and singular references may be plural. These references also apply to the Owners' and Tenants' heirs, administrators, or successors, as the case may be.

ENTIRE AGREEMENT-As written, this Agreement constitutes the entire agreement between the Tenants and Managers/Owners. They have made no further promises of any kind to one another, nor have they reached any other understandings, either verbal or written.

CONSEQUENCE- Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under appropriate sections of the applicable code. Tenant shall remain liable for rent for the remainder of the rental period.

TRIAL BY JUDGE- Should any aspect of this Agreement or tenancy be litigated in civil court, Managers/Owners and Tenants agree to waive their rights to a trial by jury and have the matter tried by a judge.

LEGAL SERVICE FEES- If either party to this Agreement shall bring a cause of action against the other party for enforcement of the Agreement, the prevailing party shall recover reasonable legal services fees, collection fees and any court costs involved.

NOTICE- All notices provided for in the lease shall be in writing and shall be delivered to the other party in person, or be sent by first class mail, postage pre-paid.

ATTACHMENT- Radon Receipt, Lead Paint Disclosure and 3 Unrelated Disclosure.

MEGAN'S LAW- If the presence of a sex offender in your neighborhood is of concern to you, please contact the Larimer County Sheriff to obtain a list of registered offenders prior to signing this lease.

This lease is in no way a lease option to purchase the subject property. This lease shall remain subordinate to all existing and future mortgages and deeds of trust on the property.

ACKNOWLEDGEMENT- the Tenant understands that the execution of this Lease entails an important decision that has legal implications. Tenant is advised to seek their own council, legal or otherwise, regarding the execution of this Lease. Tenants hereby acknowledge that they have read this Agreement, understand it, agree to it, and have been given a copy.

_____	_____	_____	_____
Manager/Owner	Date	Tenant	Date
_____	_____	_____	_____
Tenant	Date	Tenant	Date