

PENNSYLVANIA RESIDENTIAL LEASE AGREEMENT

1. **THE PARTIES.** This Pennsylvania Lease Agreement (the "Agreement") made on 06/04/2026 (mm/dd/yyyy) is between:

Landlord Name: Jason + Kelly Hantke (the "Landlord")

Landlord Address: 512 Birch Dr. Walnutport PA 18088, AND

Tenant Name(s): Eric Lewis Rodriguez / Yvette Santos (the "Tenant").

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties."

HEREINAFTER, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

2. **PROPERTY.** Landlord hereby leases the property located at 429A Riverview Dr. Walnutport PA 18088 to the Tenant (the "Premises").
3. **LEASE TYPE.** This lease shall be considered a: (check one)

☒ - **Fixed Lease.** The Tenant shall be allowed to occupy the Premises starting on 06/04/2026 (mm/dd/yyyy) and ending on 06/04/2029 (mm/dd/yyyy) (the "Lease Term"). At the end of the Lease Term, the Tenant: (check one)

☒ - Can continue to lease the Premises on a month-to-month basis, under the same terms as this Agreement.

☐ - Must vacate (leave) the Premises.

☐ - **Month-to-Month Lease.** The Tenant shall be permitted to occupy the Premises on a month-to-month basis starting on _____ (mm/dd/yyyy) and ending upon a notice of _____ (#) days from either party, in accordance with State law (the "Lease Term").

4. **RENT.** The rent to be paid by the Tenant to the Landlord throughout the Lease Term is to be made in monthly installments of \$ 1500.00 (the "Rent"). The Rent shall be due on the 9th day of each month (the "Due Date"). The Rent shall be paid via the following instructions: check made payable to Jason Hantke

5. **LATE FEE.** If Rent is not paid by the Due Date: (check one)

☒ The Tenant will be charged a fee of \$ 75. Rent is considered late if it has not been paid within 10 (#) day(s) after the Due Date.

☐ - There shall be NO Late Fee if the Rent is late.

11. FURNISHINGS. The Premises is: (check one)

☒ - Furnished (or will be furnished) with the following items:

Washer + Dryer, Refrigerator, Dishwasher, (Washer + Dryer are as is Condition. Repairs + maintenance Replacements are responsibility of tenants.

☐ - NOT furnished.

12. UTILITIES. The Landlord shall pay for the following utilities and services to the Tenant, with any absent being the responsibility of the Tenant:

water (well water) + sewer (septic tank + Pump out)

13. PARKING. The Tenant (check one):

☒ - Is allotted 2 (#) parking space(s):

☒ Free of charge (included in the Rent).

☐ - At a cost of \$_____ to be paid ☐ upon execution of this Agreement | ☐ monthly.

☐ - Is NOT provided parking.

14. PETS. The Tenant is: (check one)

☒ Permitted to have 2 (#) pet(s) on the Premises, ONLY consisting of (list pet types):
Cats vaccinations (up to date)

If permitted, the Landlord shall charge a refundable pet deposit of \$_____ to cover potential damage to the Premises caused by the Tenant's pet(s).

☐ - NOT permitted to have pets of any nature on the Premises.

15. SMOKING POLICY. Smoking on the Premises is: (check one)

☒ Permitted ONLY in the following area(s): outside only

☐ - Prohibited on the Premises and all Common Areas.

16. SALE OF PROPERTY. If the Premises is sold during the Lease Term, the Tenant is to be notified of the contact details of the new Owner, and if there is a new Manager, their contact details for repairs and maintenance shall also be forwarded to the Tenant. If the Premises is conveyed to another party, the new owner: (check one)

☐ - Has the right to terminate this Agreement by providing _____ (#) days' notice to the Tenant.

☒ - Does NOT have the right to terminate this Agreement.

- 25. MAINTENANCE, REPAIR, & ALTERATIONS.** The Tenant will, at the Tenant's sole expense, keep and maintain the Premises in a good, clean, and sanitary condition and repair during the Lease Term and any renewal thereof. The Tenant shall be responsible to make all repairs to the Premises, fixtures, appliances, and equipment therein that may have been damaged by the Tenant's misuse, waste, or neglect, or that of the Tenant's family, agents, or visitors. The Tenant agrees that no painting or alterations will be performed on or about the Premises without the prior written consent of the Landlord. The Tenant shall promptly notify the Landlord of any damage, defect, or destruction of the Premises or in the event of the failure of any of the appliances or equipment. The Landlord will use its best efforts to repair or replace any such damaged or defective areas, appliances, or equipment.
- 26. PREMISES DEEMED UNINHABITABLE.** If the Premises is deemed uninhabitable due to damage beyond reasonable repair, the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.
- 27. DEFAULT.** If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay the Rent by the Due Date and the default continues for the time-period specified in the written notice thereafter, the Landlord may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if:

- a. The Tenant does not pay the Rent or any other amounts as they are owed;
- b. The Tenant, their guests, or the Occupant(s) violate this Agreement, or fire, safety, health, and/or criminal laws, regardless of whether arrest or conviction occurs;
- c. The Tenant abandons the Premises;
- d. The Tenant gives incorrect or false information in the rental application;
- e. The Tenant, or any Occupant(s), are arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under Pennsylvania statute;
- f. Any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises; and/or
- g. As otherwise allowed by law.

claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

36. GOVERNING LAW. This Agreement shall be governed by the laws of the state of Pennsylvania.

37. LEAD-BASED PAINT. The Premises (check one):

☒ Was built prior to 1978. An attachment titled "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" has been affixed to the Agreement and must be initialed and signed by the Parties.

☐ - Was NOT built prior to 1978.

38. ADDITIONAL PROVISIONS.

No lead paint left on structure.

39. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the Parties and may be modified or amended only by written agreement signed by the Landlord and Tenant. This Agreement replaces all previous discussions, understandings, and oral agreements. The Parties agree to the terms and conditions and shall be bound until the end of the Lease Term.

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

Landlord's Signature: [Signature] Date: 6/4/26
Printed Name: Jason Hanka / Kelly Hantee

Tenant's Signature: [Signature] Date: 6/4/26
Printed Name: Eric Rodriguez

Tenant's Signature: [Signature] Date: 6/4/26
Printed Name: Yvette Santos

Both Parties agree to \$3000.00 on 6/4/26
Last months rent will be due prior to leaving.
eSign

PENNSYLVANIA RESIDENTIAL LEASE AGREEMENT

1. **THE PARTIES.** This Pennsylvania Lease Agreement (the "Agreement") made on 05/01/2020 (mm/dd/yyyy) is between:

Landlord Name: Jason and Kelly Hantke (the "Landlord")

Landlord Address: 512 Birch Dr. Walnutport PA 18088, AND

Tenant Name(s): Hunter Hewelllyn + Danielle Ford (the "Tenant")

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties."

HEREINAFTER, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

2. **PROPERTY.** Landlord hereby leases the property located at 429 Riverview Dr. Walnutport PA 18088 to the Tenant (the "Premises").

3. **LEASE TYPE.** This lease shall be considered a: (check one)

☒ - **Fixed Lease.** The Tenant shall be allowed to occupy the Premises starting on 05-01-2020 (mm/dd/yyyy) and ending on 05-01-2027 (mm/dd/yyyy) (the "Lease Term"). At the end of the Lease Term, the Tenant: (check one)

☒ Can continue to lease the Premises on a month-to-month basis, under the same terms as this Agreement.

☐ - Must vacate (leave) the Premises.

☐ - **Month-to-Month Lease.** The Tenant shall be permitted to occupy the Premises on a month-to-month basis starting on _____ (mm/dd/yyyy) and ending upon a notice of _____ (#) days from either party, in accordance with State law (the "Lease Term").

4. **RENT.** The rent to be paid by the Tenant to the Landlord throughout the Lease Term is to be made in monthly installments of \$ 1500.00 (the "Rent"). The Rent shall be due on the 1st day of each month (the "Due Date"). The Rent shall be paid via the following instructions: check made to Jason Hantke @ 512 Birch Dr. Walnutport PA 18088

5. **LATE FEE.** If Rent is not paid by the Due Date: (check one)

☒ - The Tenant will be charged a fee of \$ 75.00. Rent is considered late if it has not been paid within 10 (#) day(s) after the Due Date.

☐ - There shall be NO Late Fee if the Rent is late.

11. FURNISHINGS. The Premises is: (check one)

☒ - Furnished (or will be furnished) with the following items:

Washer + Dryer, Refrigerator, Dishwasher (Washer + Dryer are as is condition,

☐ - NOT furnished.

Repairs + replacements are responsibility of tenants

12. UTILITIES. The Landlord shall pay for the following utilities and services to the Tenant, with any absent being the responsibility of the Tenant:

Water (Well water) + Sewer (septic tank + Pump out)

13. PARKING. The Tenant (check one):

☒ - Is allotted 2 (#) parking space(s):

☒ - Free of charge (included in the Rent).

☐ - At a cost of \$ _____ to be paid ☐ upon execution of this Agreement | ☐ monthly.

☐ - Is NOT provided parking.

14. PETS. The Tenant is: (check one)

☒ - Permitted to have 1 (#) pet(s) on the Premises, ONLY consisting of (list pet types):

Dog- must be vaccinated and current on Rabies

If permitted, the Landlord shall charge a refundable pet deposit of \$ _____ to cover potential damage to the Premises caused by the Tenant's pet(s).

☐ - NOT permitted to have pets of any nature on the Premises.

15. SMOKING POLICY. Smoking on the Premises is: (check one)

☒ - Permitted ONLY in the following area(s): Outside only

☐ - Prohibited on the Premises and all Common Areas.

16. SALE OF PROPERTY. If the Premises is sold during the Lease Term, the Tenant is to be notified of the contact details of the new Owner, and if there is a new Manager, their contact details for repairs and maintenance shall also be forwarded to the Tenant. If the Premises is conveyed to another party, the new owner: (check one)

☐ - Has the right to terminate this Agreement by providing _____ (#) days' notice to the Tenant.

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26. PREMISES DEEMED UNINHABITABLE. If the Premises is deemed uninhabitable due to damage beyond reasonable repair, the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

27. DEFAULT. If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay the Rent by the Due Date and the default continues for the time-period specified in the written notice thereafter, the Landlord may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if:

- a. The Tenant does not pay the Rent or any other amounts as they are owed;
- b. The Tenant, their guests, or the Occupant(s) violate this Agreement, or fire, safety, health, and/or criminal laws, regardless of whether arrest or conviction occurs;
- c. The Tenant abandons the Premises;
- d. The Tenant gives incorrect or false information in the rental application;
- e. The Tenant, or any Occupant(s), are arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under Pennsylvania statute;
- f. Any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises; and/or
- g. As otherwise allowed by law.

claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

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IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

Landlord's Signature: [Signature] Date: 5/1/2026

Printed Name: Jason Harkoe / Kelly Harkoe

Tenant's Signature: [Signature] Date: 05/29/2026

Printed Name: Hunter Lowell

Tenant's Signature: [Signature] Date: 05/29/2026

Printed Name: Danielle Ford