

RESIDENTIAL LEASE

1 1. This LEASE, dated MAY 14, 2018 PARTIES  
is between LANDLORD(S)

JALOSJOS BROS LLC ROMULO JALOSJOS  
BANDJAR JALOSJOS

2  
3 called "Landlord," and TENANT(S)

x Andre Gibson Andre Gibson 179-70-9941 267-528-6118

4 x Mary Gonzalez Mary Gonzalez 165-64-7219

5 called "Tenant," for the Property located at

6 257 E ELKHART ST PHILA., PA 19134

7 called "Property"

8 Each Tenant is individually responsible for all obligations of this Lease, including rent, late fees, damages and other costs.

9 2. CO-SIGNERS

10 Co-signers:

11

12 Each Co-signer is individually responsible for all obligations of this Lease, including rent, late fees, damages and other costs. Co-signers do  
13 not have the right to occupy the Property as a Tenant without the Landlord's prior written permission.

14 3. LANDLORD CONTACT INFORMATION

15 Rental Payments: BANDJAR JALOSJOS Maintenance Requests:  
16 Payable to: \_\_\_\_\_ Contact: \_\_\_\_\_

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19 Phone: 2159178348 Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

RENTAL TERM

20 4. START AND END DATES OF LEASE (also called "Term")

21 (A) Start Date: JUNE 1, 2018, at \_\_\_\_\_ a.m./p.m.

22 (B) End Date: DEC. 1, 2018, at 6:00 pm a.m./p.m.

23 5. RENEWAL TERM (check one)

24  This Lease will AUTOMATICALLY RENEW for a term of month/month (also called the  
25 "Renewal Term") at the End Date of this Lease or at the end of any Renewal Term unless:

26 1. Tenant gives Landlord at least \_\_\_\_\_ days written notice before End Date or before the end of any Renewal Term, OR

tenant(s) AG MB

Landlord(s) RJ BJ Page 1 of 2

27 2. Landlord gives Tenant at least 60 days written notice before End Date or before the end of any Renewal Term.  
28  This Lease will TERMINATE on the End Date unless extended in writing.

**RENT AND DEPOSIT**

29 6. RENT

- 30 (A) Rent is due in advance, without demand, on or before the first day of each month.  
31 (B) The total Rent due each month is: ..... \$ 850.00  
32 (C) The total amount of Rent due during the Term is: ..... \$ .....  
33 (D) If Rent is more than 5 days late, Tenant pays a Late Charge of: ..... \$ .....  
34 (E) All other payments due from Tenant to Landlord, including Late Charges or utility charges, are considered to be Additional  
35 Rent. Failure to pay this Additional Rent is a breach of the Lease in the same way as failing to pay the regular Rent.  
36 (F) Tenant agrees that all payments will be applied against outstanding Additional Rent that is due before they will be applied  
37 against the current Rent due.  
38 (G) Tenant will pay a fee of \$ ..... for any payment that is returned by any financial institution for any reason. Any Late  
39 Charges will continue to apply until a valid payment is received.  
40 (H) Landlord will accept the following methods of payment:  Cash  Money Order  Personal Check  
41  Credit Cards  Other: \_\_\_\_\_

42 7. PAYMENT SCHEDULE

	Due Date	Paid	Due
(A) Security Deposit, held in escrow by:		\$	\$
Held at (financial institution):		<u>\$ 850.00</u>	<u>\$ 850.00</u>
(B) First month's rent		<u>\$ 850.00</u>	<u>\$ 850.00</u>
(C) Other		<u>\$ 850.00</u>	<u>\$ 850.00</u>
(D) Other		<u>\$ 850.00</u>	<u>\$ 850.00</u>
Total Rent and security deposit received to date:		\$	\$
Total amount due:			<u>\$ 3,400.00</u>

50 8. RETURN OF SECURITY DEPOSITS (see Information Regarding Security Deposits on back)

- 51 (A) When Tenant moves from the Property, Tenant will return all keys and give Landlord written notice of Tenant's new mailing  
52 address where Landlord can return the Security Deposit.  
53 (B) Within 30 days after Tenant moves from the Property, Landlord will give Tenant a written list of any damage to the Property that  
54 Landlord claims Tenant is responsible for.  
55 (C) Landlord may deduct repair costs and any unpaid rents from Tenant's Security Deposit. Any remaining Security Deposit will be  
56 returned to Tenant within 30 days after Tenant moves from the Property.

**CARE AND USE OF PROPERTY**

58 9. USE OF PROPERTY AND AUTHORIZED OCCUPANTS

- 59 (A) Tenant will use Property as a residence ONLY.  
60 (B) Not more than 8 people will live on Property. List all other occupants who are not listed as Tenants in paragraph 1:  
61 \_\_\_\_\_

62 10. POSSESSION

- 63 (A) Tenant may move in (take possession of the Property) on the Start Date of this Lease.  
64 (B) If Tenant cannot move in within \_\_\_\_\_ days after Start Date because the previous tenant is still there or because of property  
65 damage, Tenant's exclusive rights are to:  
66 1. Change the starting date of the Lease to the day when Property is available. Tenant will not owe rent until Property  
67 is available; OR  
68 2. End the Lease and have all money already paid as rent or security deposit returned, with no further liability on the part of  
69 Landlord or Tenant.

70 11. LANDLORD'S RIGHT TO ENTER

- 71 (A) Tenant agrees that Landlord or Landlord's representatives may enter the Property at reasonable hours to inspect, repair,  
72 or show the Property. Tenant does not have to allow possible tenants to enter unless they are with the Landlord or Landlord's  
73 representative, or they have written permission from the Landlord.  
74 (B) When possible, Landlord will give Tenant \_\_\_\_\_ hours notice of the date, time, and reason for the visit.  
75 (C) In emergencies, Landlord may enter Property without notice. If Tenant is not present, Landlord will tell Tenant who was there and  
76 why within 24 hours of the visit.  
77 (D) Landlord may put up For Sale or For Rent signs on or near Property.

78 12. CONDITION OF PROPERTY AT MOVE IN

79 Tenant has inspected the Property and agrees to accept the Property "as-is," except for the following:  
80 \_\_\_\_\_

81 13. APPLIANCES INCLUDED

- 82  Stove  Refrigerator  Dishwasher  Washer  Dryer  Garbage Disposal  Microwave  
83  Air Conditioning  Other \_\_\_\_\_  
84 Landlord is responsible for repairs to appliances listed above unless otherwise stated here:  
85 \_\_\_\_\_

86 14. UTILITIES AND SERVICES

tenant(s) AG MG

landlord(s) RS BJ

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Landlord and Tenant agree to pay for the charges for utilities and services provided for the Property as marked below. If a service is not marked as being paid by the Landlord, it is the responsibility of Tenant to pay for that service. Landlord is not responsible for loss of service if interrupted by circumstances beyond the Landlord's control.

Landlord	Tenant	Landlord	Tenant
pays	pays	pays	pays
<input type="checkbox"/>	<input checked="" type="checkbox"/> Cooking Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Air Conditioning
<input type="checkbox"/>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/> Cable Television
<input type="checkbox"/>	<input checked="" type="checkbox"/> Heat	<input type="checkbox"/>	<input type="checkbox"/> Condominium Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/>	<input checked="" type="checkbox"/> Parking Fee
<input type="checkbox"/>	<input type="checkbox"/> Cold Water	<input type="checkbox"/>	<input type="checkbox"/> Maintenance of Common Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trash Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pest/Rodent Control
<input type="checkbox"/>	<input type="checkbox"/> Sewage Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/> Snow/Ice Removal
<input type="checkbox"/>	<input type="checkbox"/> Sewer Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Telephone Service
<input type="checkbox"/>	<input checked="" type="checkbox"/> Lawn and Shrubbery Care	<input type="checkbox"/>	<input checked="" type="checkbox"/> <b>USAGE WATER TENANT PAY</b>
<input type="checkbox"/>	<input type="checkbox"/> Heater Maintenance Contract	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

105 15. TENANT'S CARE OF PROPERTY

- (A) Tenant will:
1. Keep the Property clean and safe.
  2. Dispose of all trash, garbage and any other waste materials as required by Landlord and the law.
  3. Use care when using any of the electrical, plumbing, heating, ventilation or other facilities or appliances on the Property, including any elevators.
  4. Tell Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
  5. Obey all laws.
- (B) Tenant will not:
1. change locks on the front door without giving the Landlord a copy of the key.
  2. Keep any flammable, hazardous and/or explosive materials on the Property.
  3. Destroy, damage or deface any part of the Property or common areas.
  4. Disturb the peace and quiet of other tenants or neighbors.
  5. Make changes to the property, such as painting or remodeling, without the written permission of Landlord. Tenant agrees that any changes or improvements made will belong to the Landlord.
  6. Perform any maintenance or repairs on the Property unless otherwise stated in the Rules and Regulations, if any.
- (C) Tenant is solely responsible to pay the costs for repairing any damage that is the fault of Tenant or Tenant's family or guests.

121 16. SUBLEASING AND TRANSFER

- (A) Landlord may transfer this Lease to another landlord. Tenant agrees that this Lease remains the same with the new landlord.
- (B) Tenant may not transfer this Lease or sublease (rent to another person) the Property or any part of the Property without Landlord's written permission.

126 17. PETS

Tenant will not keep or allow any pets of any part of the Property, unless checked below.

Tenant may keep pets with Landlord's written permission according to the terms of the attached Rules and Regulations.

129 18. RULES AND REGULATIONS

- (A) Rules and Regulations for use of the Property and common areas are attached.  Yes  No
- (B) Any violation of the Rules and Regulations is a breach of this Lease.
- (C) Landlord may change the Rules and Regulations if the change benefits the Tenant or improves the health, safety, or welfare of others. Landlord agrees to provide all changes to Tenant in writing.
- (D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.

135 19. SMOKE DETECTORS AND FIRE PROTECTION SYSTEMS

- (A) Landlord has installed smoke detectors in the Property. Tenant will maintain and regularly test smoke detectors to be sure they are in working order, and will replace smoke detector batteries as needed.
- (B) Tenant will immediately notify Landlord or Landlord's agent of any broken or malfunctioning smoke detectors.
- (C) Failure to properly maintain smoke detectors, replace smoke detector batteries or notify Landlord or Landlord's agent of any broken or malfunctioning smoke detectors is a breach of this Lease.
- (D) Landlord may provide additional fire protection systems for the benefit of Tenant. Responsibility for maintaining these systems is stated in the Rules and Regulations, if any.
- (E) Tenant will pay for damage to the Property if Tenant fails to maintain smoke detectors or other fire protection systems.

144 20. LEAD-BASED PAINT HAZARD DISCLOSURES FOR PROPERTY BUILT BEFORE 1978

- Property was built in or after 1978. This paragraph does not apply.
- Property was built before 1978. Landlord and Tenant must provide information in this paragraph.
- (A) Landlord does not know of any lead-based paint or lead-based paint hazards on the Property unless stated below:
- Landlord knows that there is lead-based paint, or that there are lead-based paint hazards on the Property. Landlord must explain what Landlord knows about the lead-based paint and hazards, including how Landlord learned that it is there, where it is, and the condition of painted walls, trim and other surfaces. Landlord must give Tenant any other information Landlord has about

tenant(s) AG WLS

landlord(s) RJ BJ

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the lead-based paint and lead-based paint hazards.

- (B) Landlord has no reports or records about lead-based paint or lead-based paint hazards on the Property unless stated below:  
Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on the property. List records and reports:
- (C) Tenant initial all that are true:  
 Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.  
 Tenant has read the information given by Landlord in paragraph 20 (A) and (B) above.  
 Tenant has received all records and reports that Landlord listed in paragraph 20 (B) above.
- (D) Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge.

**21. DESTRUCTION OF PROPERTY**

- (A) Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by any other cause. Tenant will immediately notify Landlord or Landlord's agent of any condition in the Property that could severely damage or destroy the Property.
- (B) If the Property is severely damaged or destroyed for any reason:  
1. Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenant and Landlord until the damages are repaired, OR  
2. If the law does not allow Tenant to live on the Property, this lease is ended.
- (C) If Lease is ended, Landlord will return any unused security deposit or advanced rent to Tenant.
- (D) If Tenant, Tenant's family, or Tenant's guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will continue to pay rent, even if Tenant cannot occupy the Property.

**22. INSURANCE AND RELEASE**

- (A) Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property.
- IF CHECKED**, Tenant must have insurance policies providing at least \$ \_\_\_\_\_ property insurance and \$ \_\_\_\_\_ liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide proof of insurance upon request.
- (B) Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.
- (C) Tenant is responsible for any loss to Landlord caused by Tenant, Tenant's family or Tenant's guests, including attorney's fees.

**ENDING LEASE**

**23. LANDLORD REMEDIES IF TENANT BREACHES LEASE**

- (A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:  
1. Taking possession of the Property by going to court to evict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable costs, including the cost for Landlord or Landlord's agent to attend court hearings.  
2. Filing a lawsuit against Tenant for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term. If Landlord wins (gets a money judgment against Tenant), Landlord may use the court process to garnish Tenant's wages and take Tenant's personal goods, furniture, motor vehicles and money, in banks.  
3. Keeping Tenant's Security Deposit to be applied against unpaid rent or damages, or both.
- (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice.
- TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT NOTICE PERIOD IS STATED HERE:**

**24. TENANT ENDING LEASE EARLY**

- Tenant may end this Lease and move out of the Property before the End Date of the Lease or any Renewal Term only with written permission of Landlord, and only if:  
(A) Tenant gives Landlord at least \_\_\_\_\_ days written notice, AND  
(B) Tenant pays Landlord a Termination fee of \_\_\_\_\_, AND  
(C) Tenant continues to pay all rent until the End Date of the Lease, or any Renewal Term, or until a new tenant is approved by Landlord and a new lease takes effect, whichever happens first.

**25. ABANDONMENT**

- (A) If Tenant abandons Property while Rent is due and unpaid, Landlord has the right to take possession of the Property immediately and to rent the Property to another tenant.
- (B) Any of Tenant's personal property or possessions remaining on the Property after Tenant moves out will be considered to be abandoned property. Landlord will have the right to remove and dispose of any abandoned property in any manner determined by Landlord. Tenant will pay for the cost of removal and disposal of abandoned property.

**26. SALE OF PROPERTY**

- (A) If Property is sold, Landlord will give Tenant in writing:  
1. Notice that the Security Deposit has been given to the new landlord, who will be responsible for it.  
2. The name, address and phone number of the new landlord and where rent is to be paid, if known.
- (B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord.
- (C) Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord.
- (D) If Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if Landlord gives at least \_\_\_\_\_ days written notice to Tenant. Tenant is not entitled to any payment of damages.

tenant(s) AG MG

landlord(s) RS BT

214 27. IF GOVERNMENT TAKES PROPERTY

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

ADDITIONAL TERMS

220 28. TENANT HAS FEWER RIGHTS THAN MORTGAGE LENDER Landlord may have a mortgage on the Property. The rights  
221 of the mortgage lender come before the rights of the Tenant. (Example: If Landlord fails to make mortgage payments, the mortgage lender  
222 could take the Property and end this Lease.)

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

225 29. CAPTIONS The headings in this Lease are meant only to make it easier to find the paragraphs.

226 30. ENTIRE AGREEMENT This Lease is the entire agreement between Landlord and Tenant. No spoken or written agreements made  
227 before are a part of this Lease unless they are included in this Lease in writing. No waivers or modifications of this Lease during the  
Term of this Lease are valid unless in writing signed by both Landlord and Tenant.

228 31. Tenant will waive the right to the eviction notice described in The Landlord/Tenant Act  
DMG Tenant(s) agree to waive tenant(s) right to the eviction notice described in the Landlord/Tenant Act.

229 NOTICE BEFORE SIGNING: If Tenant has legal questions, Tenant is advised to consult an attorney.

230 If Landlord or Tenant are represented by a licensed real estate broker, Tenant and/or Landlord acknowledge receipt of the  
231 Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and/or §35.337.

232 By signing below, Landlord and Tenant acknowledge that they have read and understand the notices and explanatory information  
233 set forth in this Lease.

X Mary Gonzalez

WITNESS \_\_\_\_\_ TENANT Mary Gonzalez DATE 5-14-18

X Andre Gibson

WITNESS \_\_\_\_\_ TENANT Andre Gibson DATE 5-14-18

WITNESS \_\_\_\_\_ COMMONWEALTH OF PENNSYLVANIA CO-SIGNER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ NOTARIAL SEAL CO-SIGNER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ Regina A. Diehl, Notary Public CO-SIGNER \_\_\_\_\_ DATE \_\_\_\_\_

City of Philadelphia, Philadelphia County  
My Commission Expires Feb. 15, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ROMULO JALOSJOS #  
[Signature] DATE 5-14-18

WITNESS \_\_\_\_\_ LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

Bandyar Jalosjos  
[Signature] DATE 5-14-18

WITNESS \_\_\_\_\_ LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

tenant(s) AGMG

landlord(s) RJ BS

RESIDENTIAL LEASE

1 1. This LEASE, dated OCT. 1, 2021 PARTIES  
is between LANDLORD(S)

Romulo P Jalosjos



2  
3 called "Landlord," and TENANT(S)

4 BRENDA FVELISSE MARTINEZ MATOS



5 called "Tenant," for the Property located at

6 3402 TAMPA ST. PHILA., PA 19124

7 called "Property"

8 Each Tenant is individually responsible for all obligations of this Lease, including rent, late fees, damages and other costs.

9 2. CO-SIGNERS

10 Co-signers:

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12 Each Co-signer is individually responsible for all obligations of this Lease, including rent, late fees, damages and other costs. Co-signers do  
13 not have the right to occupy the Property as a Tenant without the Landlord's prior written permission.

14 3. LANDLORD CONTACT INFORMATION

15 Rental Payments:

16 Payable to: romulo p jalosjos, \_\_\_\_\_

Maintenance Requests:

Contact: romulo p jalosjos 2nd, \_\_\_\_\_

17

18

19

Phone: 2159178348

Fax: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

RENTAL TERM

20 4. START AND END DATES OF LEASE (also called "Term")

21 (A) Start Date: OCT. 4, 2021, at 12:00 PM a.m./p.m.

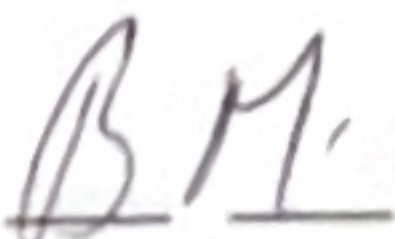
22 (B) End Date: OCT. 4, 2022, at 6:00 pm a.m./p.m.

23 5. RENEWAL TERM (check one)

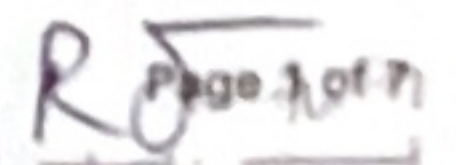
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tenant(s)



Landlord(s)



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**RENT AND DEPOSIT**

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 31 (B) The total Rent due each month is: \_\_\_\_\_ \$ 700.00  
 32 (C) The total amount of Rent due during the Term is: \_\_\_\_\_ \$ \_\_\_\_\_  
 33 (D) If Rent is more than \_\_\_\_\_ days late, Tenant pays a Late Charge of: 10% \$ 70.00  
 34 (E) All other payments due from Tenant to Landlord, including Late Charges or utility charges, are considered to be Additional  
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 41  Credit Cards  Other: \_\_\_\_\_  Other: \_\_\_\_\_

42 **7. PAYMENT SCHEDULE**

	Due Date	Paid	Due
43 (A) Security Deposit, held in escrow by: <u>romulo p jalosjos2nd</u>		\$ _____	\$ _____
44 Held at (financial institution): _____			
45 (B) First month's rent _____		\$ _____	\$ _____
46 (C) Other _____		\$ _____	\$ _____
47 (D) Other _____		\$ _____	\$ _____
48 <b>Total Rent and security deposit received to date:</b> _____		\$ _____	\$ _____
49 <b>Total amount due:</b> _____			\$ _____

50 **8. RETURN OF SECURITY DEPOSITS (see Information Regarding Security Deposits on back)**

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 76 why within 24 hours of the visit.  
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 80 \_\_\_\_\_

81 **13. APPLIANCES INCLUDED**

- 82  Stove  Refrigerator  Dishwasher  Washer  Dryer  Garbage Disposal  Microwave  
 83  Air Conditioning \_\_\_\_\_  Other \_\_\_\_\_  Other \_\_\_\_\_  
 84 Landlord is responsible for repairs to appliances listed above unless otherwise stated here:  
 85 \_\_\_\_\_

86 **14. UTILITIES AND SERVICES**

tenant(s) B A

landlord(s) R J

Landlord and Tenant agree to pay for the charges for utilities and services provided for the Property as marked below. If a service is not marked as being paid by the Landlord, it is the responsibility of Tenant to pay for that service. Landlord is not responsible for loss of service if interrupted by circumstances beyond the Landlord's control.

Landlord	Tenant	Landlord	Tenant
pays	pays	pays	pays
<input type="checkbox"/>	<input checked="" type="checkbox"/> Cooking Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Air Conditioning
<input type="checkbox"/>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/> Cable Television
<input type="checkbox"/>	<input checked="" type="checkbox"/> Heat	<input type="checkbox"/>	<input type="checkbox"/> Condominium Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/>	<input checked="" type="checkbox"/> Parking Fee
<input type="checkbox"/>	<input type="checkbox"/> Cold Water	<input type="checkbox"/>	<input type="checkbox"/> Maintenance of Common Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trash Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pest/Rodent Control
<input type="checkbox"/>	<input type="checkbox"/> Sewage Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/> Snow/Ice Removal
<input type="checkbox"/>	<input type="checkbox"/> Sewer Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Telephone Service
<input type="checkbox"/>	<input checked="" type="checkbox"/> Lawn and Shrubbery Care	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>WATER - USAGE ONLY</u>
<input type="checkbox"/>	<input type="checkbox"/> Heater Maintenance Contract	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

105 15. TENANT'S CARE OF PROPERTY

- 106 (A) Tenant will:
- 107 1. Keep the Property clean and safe.
  - 108 2. Dispose of all trash, garbage and any other waste materials as required by Landlord and the law.
  - 109 3. Use care when using any of the electrical, plumbing, heating, ventilation or other facilities or appliances on the Property, including any elevators.
  - 110 4. Tell Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
  - 111 5. Obey all laws.
- 112 (B) Tenant will not:
- 113 1. change locks on the front door without giving the Landlord a copy of the key.
  - 114 2. Keep any flammable, hazardous and/or explosive materials on the Property.
  - 115 3. Destroy, damage or deface any part of the Property or common areas.
  - 116 4. Disturb the peace and quiet of other tenants or neighbors.
  - 117 5. Make changes to the property, such as painting or remodeling, without the written permission of Landlord. Tenant agrees that any changes or improvements made will belong to the Landlord.
  - 118 6. Perform any maintenance or repairs on the Property unless otherwise stated in the Rules and Regulations, if any.
- 119 (C) Tenant is solely responsible to pay the costs for repairing any damage that is the fault of Tenant or Tenant's family or guests.

120 16. SUBLEASING AND TRANSFER

- 121 (A) Landlord may transfer this Lease to another landlord. Tenant agrees that this Lease remains the same with the new landlord.
- 122 (B) Tenant may not transfer this Lease or sublease (rent to another person) the Property or any part of the Property without Landlord's written permission.

123 17. PETS

- 124 Tenant will not keep or allow any pets of any part of the Property, unless checked below.
- 125  Tenant may keep pets with Landlord's written permission according to the terms of the attached Rules and Regulations.

126 18. RULES AND REGULATIONS

- 127 (A) Rules and Regulations for use of the Property and common areas are attached.  Yes  No
- 128 (B) Any violation of the Rules and Regulations is a breach of this Lease.
- 129 (C) Landlord may change the Rules and Regulations if the change benefits the Tenant or improves the health, safety, or welfare of others. Landlord agrees to provide all changes to Tenant in writing.
- 130 (D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.
- 131 19. SMOKE DETECTORS AND FIRE PROTECTION SYSTEMS
- 132 (A) Landlord has installed smoke detectors in the Property. Tenant will maintain and regularly test smoke detectors to be sure they are in working order, and will replace smoke detector batteries as needed.
- 133 (B) Tenant will immediately notify Landlord or Landlord's agent of any broken or malfunctioning smoke detectors.
- 134 (C) Failure to properly maintain smoke detectors, replace smoke detector batteries or notify Landlord or Landlord's agent of any broken or malfunctioning smoke detectors is a breach of this Lease.
- 135 (D) Landlord may provide additional fire protection systems for the benefit of Tenant. Responsibility for maintaining these systems is stated in the Rules and Regulations, if any.
- 136 (E) Tenant will pay for damage to the Property if Tenant fails to maintain smoke detectors or other fire protection systems.

137 20. LEAD-BASED PAINT HAZARD DISCLOSURES FOR PROPERTY BUILT BEFORE 1978

- 138  Property was built in or after 1978. This paragraph does not apply.
- 139  Property was built before 1978. Landlord and Tenant must provide information in this paragraph.
- 140 (A) Landlord does not know of any lead-based paint or lead-based paint hazards on the Property unless stated below:
- 141 Landlord knows that there is lead-based paint, or that there are lead-based paint hazards on the Property. Landlord must explain what Landlord knows about the lead-based paint and hazards, including how Landlord learned that it is there, where it is, and the condition of painted walls, trim and other surfaces. Landlord must give Tenant any other information Landlord has about

tenant(s) BM

landlord(s) RS



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the lead-based paint and lead-based paint hazards.

- (B) Landlord has no reports or records about lead-based paint or lead-based paint hazards on the Property unless stated below:  
\_\_\_\_\_ Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on the property. List records and reports:
- 
- (C) Tenant initial all that are true:  
BM Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.  
BM Tenant has read the information given by Landlord in paragraph 20 (A) and (B) above.  
BM Tenant has received all records and reports that Landlord listed in paragraph 20 (B) above.
- (D) Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge.

**21. DESTRUCTION OF PROPERTY**

- (A) Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by any other cause. Tenant will immediately notify Landlord or Landlord's agent of any condition in the Property that could severely damage or destroy the Property.
- (B) If the Property is severely damaged or destroyed for any reason:  
1. Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenant and Landlord until the damages are repaired, OR  
2. If the law does not allow Tenant to live on the Property, this lease is ended.
- (C) If Lease is ended, Landlord will return any unused security deposit or advanced rent to Tenant.
- (D) If Tenant, Tenant's family, or Tenant's guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will continue to pay rent, even if Tenant cannot occupy the Property.

**22. INSURANCE AND RELEASE**

- (A) Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property.
- IF CHECKED, Tenant must have insurance policies providing at least \$ \_\_\_\_\_ property insurance and \$ \_\_\_\_\_ liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide proof of insurance upon request.
- (B) Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.
- (C) Tenant is responsible for any loss to Landlord caused by Tenant, Tenant's family or Tenant's guests, including attorney's fees.

**ENDING LEASE**

**23. LANDLORD REMEDIES IF TENANT BREACHES LEASE**

- (A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:  
1. Taking possession of the Property by going to court to evict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable costs, including the cost for Landlord or Landlord's agent to attend court hearings.  
2. Filing a lawsuit against Tenant for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term. If Landlord wins (gets a money judgment against Tenant), Landlord may use the court process to garnish Tenant's wages and take Tenant's personal goods, furniture, motor vehicles and money, in banks.  
3. Keeping Tenant's Security Deposit to be applied against unpaid rent or damages, or both.
- (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice.

**TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT NOTICE PERIOD IS STATED HERE:**

**24. TENANT ENDING LEASE EARLY**

- Tenant may end this Lease and move out of the Property before the End Date of the Lease or any Renewal Term only with written permission of Landlord, and only if:  
(A) Tenant gives Landlord at least \_\_\_\_\_ days written notice, AND  
(B) Tenant pays Landlord a Termination fee of \_\_\_\_\_, AND  
(C) Tenant continues to pay all rent until the End Date of the Lease, or any Renewal Term, or until a new tenant is approved by Landlord and a new lease takes effect, whichever happens first.

**25. ABANDONMENT**

- (A) If Tenant abandons Property while Rent is due and unpaid, Landlord has the right to take possession of the Property immediately and to rent the Property to another tenant.
- (B) Any of Tenant's personal property or possessions remaining on the Property after Tenant moves out will be considered to be abandoned property. Landlord will have the right to remove and dispose of any abandoned property in any manner determined by Landlord. Tenant will pay for the cost of removal and disposal of abandoned property.

**26. SALE OF PROPERTY**

- (A) If Property is sold, Landlord will give Tenant in writing:  
1. Notice that the Security Deposit has been given to the new landlord, who will be responsible for it.  
2. The name, address and phone number of the new landlord and where rent is to be paid, if known.  
(B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord.  
(C) Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord.  
(D) If Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if Landlord gives at least \_\_\_\_\_ days written notice to Tenant. Tenant is not entitled to any payment of damages.

tenant(s) BM

landlord(s) RS

214 27. IF GOVERNMENT TAKES PROPERTY

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

ADDITIONAL TERMS

220 28. TENANT HAS FEWER RIGHTS THAN MORTGAGE LENDER Landlord may have a mortgage on the Property. The rights  
221 of the mortgage lender come before the rights of the Tenant. (Example: If Landlord fails to make mortgage payments, the mortgage lender  
222 could take the Property and end this Lease.)

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

225 29. CAPTIONS The headings in this Lease are meant only to make it easier to find the paragraphs.

226 30. ENTIRE AGREEMENT This Lease is the entire agreement between Landlord and Tenant. No spoken or written agreements made  
227 before are a part of this Lease unless they are included in this Lease in writing. No waivers or modifications of this Lease during the  
Term of this Lease are valid unless in writing signed by both Landlord and Tenant.

228 31. Tenant will waive the right to the eviction notice described in The Landlord/Tenant Act

BA Tenant(s) agree to waive tenant(s) right to the eviction notice described in the Landlord/Tenant Act.

229 NOTICE BEFORE SIGNING: If Tenant has legal questions, Tenant is advised to consult an attorney.

230 If Landlord or Tenant are represented by a licensed real estate broker, Tenant and/or Landlord acknowledge receipt of the  
231 Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and/or §35.337.

232 By signing below, Landlord and Tenant acknowledge that they have read and understand the notices and explanatory information  
233 set forth in this Lease.

WITNESS \_\_\_\_\_ TENANT Brendo Martinez DATE Oct-21-2021  
Brendo Martinez

WITNESS \_\_\_\_\_ TENANT \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ CO-SIGNER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ CO-SIGNER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ CO-SIGNER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ LANDLORD Romulo P. Jalosost DATE OCT. 1, 2021  
Romulo P. Jalosost

WITNESS \_\_\_\_\_ LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

tenant(s) \_\_\_\_\_

landlord(s) \_\_\_\_\_

NO. \_\_\_\_\_ RECEIVED FROM ANDRE / MARY JULY 29 20 24 \$ 850.00

EIGHT HUNDRED FIFTY 500 DOLLARS

FOR RENT AG RENT FROM SALOSIOS BROS

FOR AG RENT TO SALOSIOS BROS

ACCOUNT PAYMENT BAL. DUE

CASH CHECK MONEY ORDER

NO. \_\_\_\_\_ RECEIVED FROM ANDRE GIBSON + MARY GONZALEZ AUG 29 20 24 \$ 1,005.00

ONE THOUSAND FIVE 500 DOLLARS

FOR RENT JONES + JULY RENT, CAR FEE'S + WATER FROM SALOSIOS BROS

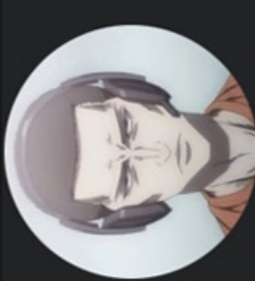
FOR JONES + JULY RENT, CAR FEE'S + WATER TO SALOSIOS BROS

ACCOUNT PAYMENT BAL. DUE

CASH CHECK MONEY ORDER

BY 1,005.00 FOR CASH APP ALSO

Messages



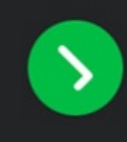
**Dysheer Randall**

Payment from \$VSheen

**\$1,005.00**

For for rent

Aug 29, 2024 at 5:16 PM



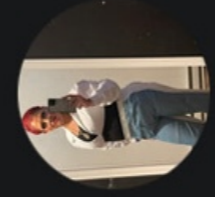
Received

Amount \$1,005.00  
 Destination Cash  
 Identifier #9M471XT  
 To Ben J  
 From Dysheer Randall

2:24



Your history



renta y agua  
Friday

♥ \$760



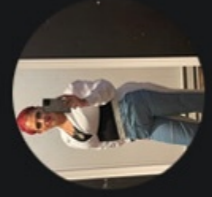
renta y agua  
Aug 1

+ \$760



Agua  
Jun 1

+ \$48.83



renta  
May 31

+ \$700



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May 1

+ \$30

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# Last 3-month Rent Payments