

Central Rentals, LLC

Radford, Va. 24141

1201 Fairfax St.
5 Bedroom
\$450.00 per

Equal Housing Opportunity

Lease Agreement

Year Leased- 2026-27

This lease made this 12th day of November 2025,

By and between Central Rentals (Lessor or Owner) and

✓ Nic Evin Hamm ✓ Hayden Charles B. B. B.
✓ Davis Godfrey Richardson
✓ Adam Patrick Franklin
✓ Bye Matthew Poole

(Collectively, the Lessee or Resident). Owner leases to resident and resident rents from owner.

Witnesseth

Subject to terms and conditions hereinafter set out, the owner hereby lets and leases unto the resident, a house located on

1201 Fairfax Street

In the City of Radford, Virginia.

Central Rentals, LLC

Radford, Va. 24141

1. Terms and Rental

The term of this lease is for (345 days) to be paid in 12 equal payments. This lease begins August 20th and Ends August 1st, at a total rent of ^{27,000⁰⁰} \$ 2250⁰⁰ x 12 dollars payable in equal monthly payments of \$ 2250⁰⁰. Rent is due in advance without other demand by the 1st (First) of each month. Rent is to be mailed to:

Attention Matthew Hamden
325 Windy Ridge Lane
Galax, Va. 24333

The United States Postal Service postmark on the envelope will determine date of receipt for administrative purposes. Only 1 check is permitted per rental property for the monthly rent. Time of receipt of payments due the lessor or owner is the essence of this lease.

2. Security Deposit

In addition to the rental payment, the lessee or resident hereby deposits in advance with lessor the following sum Two thousand two hundred Fifty (\$ 2250⁰⁰) dollars. All security deposits:

- Due before Christmas Break
 - Security deposit amount is equal to monthly rent
1. This is to be retained by the lessor during the term of this lease and to be refunded within (30) days of expiration of this lease, providing Lessee has kept and performed the conditions of this lease.

Central Rentals, LLC

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And the Standard Vacating Check-List. In the event Lessee defaults in any provision of this lease, the deposit may be used Lessor to apply against all defaults of the Lessee. Lessee may NOT apply security deposit toward rent owing on the premises. Interest shall be paid on Security Deposit as is required by the laws of the State of Virginia. The parties agree that the security deposit was received as of _____, 20_____.

If Lessee signs for consecutive leases (signs for 2nd or 3rd year) NO deposit will be required, however the 1st deposit will NOT be returned and used for general maintenance and upkeep. If damages exceed deposit, the tenants will be charged accordingly.

❖ 3.) Covenants of Lessee

The Lessee hereby covenants and agrees:

❖ 3.01 To Pay Rent: Lessee shall pay the said rent at the times and in the manner set out above.

❖ 3.02 To Pay Late And Service Charges: Lessee agrees that if the rent due under this lease is not received by the Lessor on or before the fifth (5th) calendar day of the month for which it is due, Lessee will pay a late charge of fifty (\$50) dollars. This policy will strictly be enforced. Additionally, checks returned to the bank unpaid for any reason will carry a service charge of fifty (\$50) dollars. Resident shall pay all court cost and reasonable attorney's fees (as permitted by applicable law)

* per person *

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- ❖ incurred by owner in enforcing legal action, any of owner rights under this lease

- ❖ 3.03 **To Pay Utilities:** Lessee shall promptly pay all gas, electric, water, cable, Internet, and telephone service consumed on or rendered to the leased premises.

- ❖ 3.04 **To Keep In Repair And Good Condition:** Lessee shall keep the leased premises in such repair as the same are at the commencement of said term, reasonable wear and tear and damage by fire or other unavoidable casualty excepted, unless intentional or in the case of neglect. Lessee agrees to maintain heat in premises at a level sufficient to prevent water damages resulting from failure to maintain heat, including damage to premises and building. If premises not maintained from trash/debris the owner will charge for yard pick-up. Lessee is responsible for all snow and ice removal.

- ❖ 3.05 **Not To Make Unlawful Use, Etc.:** Lessee shall not make, or allow to be made, any unlawful, improper or offensive use of the premises which would be injurious to any person or property, or which would violate the laws of the State of Virginia, or of the United States, or any local ordinance, or which would affect or endanger any insurance on said building or increase the premium thereof.

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- ❖ 3.06 **To Yield Up Premises**: At the expiration of the term of this lease, Lessee shall peaceably yield up to the Lessor the premises and all buildings thereon in good repair in all aspects, reasonable use and wear and damage by unintentional fire and other unavoidable casualties accepted.
- ❖ 3.07 **To Indemnify Against Accidents And Negligence**: Lessee shall save harmless and indemnify the lessor from and against all loss, liability or expense which may be incurred by reason of any claim arising out of or in connection with Lessee's occupancy and use of the leased premises, including any accident with appliances and fixtures installed by the Lessee, or the gas, water or other pipes or from any damage or neglect arising from or in any way connected with the use, misuse or abuse of the city water or from any neglect in **NOT** removing snow and ice from the sidewalks or roof of the building.
- ❖ 3.08 **To Bear Risk For Contents**: That all property of any kind which may be on the premises during the continuance of this lease shall be at the sole risk of the Lessee, and that the Lessor shall not be liable to the lease or any other person for injury, loss or damage or the property or to any person on the premises.
- ❖ 3.09 **To Clean Premises**: It is agreed that upon vacating the premises, Lessee shall thoroughly clean the premises and appliances or pay the Lessor's cost of having same done. All keys are to be returned at the termination of lease. If cleaning is needed, keys made or damage done, Lessor shall have work done and deduct cost from security deposit. Should such work

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Exceed the amount of said deposit, Lessor agrees to pay the additional balance upon receipt of the bill.

- ❖ 3.10 To Make No Repairs, Replacements, Or Add Fixtures Without Approval: It is agreed that no repair or replacement be made without prior approval of the Lessor. It is agreed that no item or fixture shall be attached to walls, floors, ceilings, woodwork, roof, stairs or furnishings without prior approval of Lessor. Any alterations, additions or fixtures added to the premises shall become the property of the Lessor upon termination of the lease.
- ❖ 3.11 To Give Notice Of Intent To Renew Or Terminate: At least one hundred and twenty (120) days before the expiration of the original or any renewal term of this lease, the Lessee **MUST** give written notice of his intention to renew the lease, or his intention to allow this lease to expire. Lack of a written one hundred twenty (120) day vacating notice or Lessee's failure to surrender possession of the premises at lease expiration will result in the Lessor applying the security deposit against any rent loss or damages sustained. The Lessor shall have the right for (120) days prior to the expiration of the term or any renewal period to have applicants admitted at all reasonable hours to view the premises until rented, if Lessor from Lessee receives no such notice.

Central Rentals, LLC

Radford, Virginia

❖ 4.) Covenants Of Lessor

The Lessor hereby covenants and agrees that the Lessee shall peaceably hold and enjoy the leased premises.

❖ 5.) Right Of Entry And Re-Entry

Lessee shall allow the Lessor at all reasonable times to enter and view the premises and to make any repairs or services he may see fit to make. If the Lessee shall neglect or fail to perform any of its covenants, and in particular if any monthly installment of rent at any time thereafter, for five (5) days, the Lessor may immediately or at any time thereafter after five (5) day notice, enter into the premises and repossess same as its former state and expel the Lessee, but without prejudice to any remedies which might otherwise be used by the Lessor for the arrears rent or any other breach of the Lessee's covenants.

❖ 6.) Occupancy

Only the Lessee on this agreement, and/or the following members of the Lessee's family shall occupy the premises.

❖ 7.) Lessor Shall Not Be Liable

Lessor shall not be liable to Lessee or their family, employees or guests for any damage to person or property caused by the acts of omissions of other persons whether such persons be off of the property of Lessor or on the property with or without permission of Lessor, nor shall Lessor be liable for losses or damages resulting from failure, interruption or malfunction in the utilities and amenities provided to Lessee.

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❖ 8.) Violations

By Lessee, his/her family or his/her guests of any of the obligations of the Agreement, including among other violations, any disorderly conduct or breach of the rules and regulations under this lease, as amended from time to time, or any failure to pay rent on the date due, shall give the Lessor the right to terminate this lease as provided by the laws of the State of Virginia, and Lessor thereupon may enter premises to take and retain possession thereof, and exclude Lessee there from.

❖ 9.) Premises May Not Be For Business Purposes

❖ 10.) It Is Agreed That If Lessee Should Vacate The Property Without Written Consent Of The Owner

Prior to the expiration of this term, he shall be deemed in default and all rent due under this lease shall become immediately due and payable, and Lessee shall be liable to pay it. In addition, Lessee agrees that said vacation of the premises should waive all rights to any security deposit made by Lessee.

❖ 11.) Attorney's Fees

❖ 11.01) In case of default, re-entry or expiration of the lease by default, the rent for the full balance of the term originally included in the lease, less the amount of rent collected, shall become immediately due and payable attorney's fees, court costs, expenses of re-renting, and for placing the property in renewable order.

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❖ 11.02) If the Lessee violates any condition of the lease and the Lessor employs an attorney to take action to enforce this agreement, the Lessee shall pay all costs involved, including without limitation, reasonable attorney's fees.

❖ 12.) Waiver By Lessor

Of any defaults or breaches by lessee shall not bar Lessor thereafter from requiring immediate performance by Lessee of this lease, nor shall Lessor be barred thereafter from immediate exercise of any or Lessor's rights or remedies in case of continuing or subsequent default or violation by Lessee.

❖ 13.) Subletting

Of the premises is allowed only with the prior written approval of the Lessor.

❖ 14.) WATER BEDS ARE NOT ALLOWED

❖ 15.) PETS

Has to be approved by owner. If pets are approved, one (1) per household, there will be a Three Hundred (\$300) dollar non-refundable deposit. The droppings have to be cleaned up from the yard.

CENTRAL RENTALS, LLC

Radford, Virginia

- 16.) LESSEE AND GUARANTORS ACKNOWLEDGE THE READING AND UNDERSTANDING OF THIS LEASE AGREEMENT AND DO FURTHER ACKNOWLEDGE THAT THE LEASE IS INCLUSIVE OF ALL THE TERMS AND CONDITIONS AS SET FORTH IN THIS DOCUMENT.
- Lessee and guarantor agree that the lease constitutes the entire agreement and understanding between the parties. Any parties whose names are signed to this Agreement shall be any deposits required herein. Furthermore, all parties shall be individually and collectively liable to Lessor for any damages as a result of default by Lessee.

IN WITNESS WHEREOF,

- The Lessor and Lessee have set their hands and seals the day and year first above written.
- **Witness the following signatures and seals:**
- Print: Matthew Hamden Phone #276-233-0460
Sign: Matthew Hamden Lessor or Owner or Authorized Agent

For Lessor.

Paid Cash
4-12-25
\$450.00
Sec Dip.

2. Print: Hayden Barkhall Phone# 757-639-3989 Lessee

Sign: [Signature]

Paid Zalk
\$450.00
Sec Dip
11-12-25

3. Print: Davis Richardson Phone# 757-602-6065 Lessee

Sign: [Signature]




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*Paid Cash
#45000
11-12-25
see dep.*

4. Print: Adam P. Franklin Phone# 540-855-1797 Lessee


Sign: 

5. Print: Byrle M. Poole Phone# 703-895-5639 Lessee

Sign: 

*Paid Deposit
see
11-17-25
#45000*

6. Print: Nicholas E. Hamm Phone# 540-505-3234 Lessee

Sign: 

7. Print: _____ Phone# _____ Lessee

Sign: _____

8. Print: _____ Phone# _____ Lessee

Sign: _____



Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2022

This is a summary of tenants' rights and responsibilities under the Virginia Residential Landlord and Tenant Act. This summary does not modify your lease or Virginia law. A lease cannot give up a tenant's rights under the law. The information below is not intended as legal advice. Tenants with questions are encouraged to contact their local legal aid program at (866) 534-5243 or valegalaid.org/find-legal-help.

Tenant Right

Applications:

Tenants may be charged a nonrefundable application fee of no more than \$50 (not including third party costs for a background check) and a refundable application deposit. If the tenant does not rent the unit, the application deposit must be returned, minus any actual costs or damages. (§55.1-1203)

Written lease:

Under the VRLTA, a landlord is required to provide a tenant a written lease. If a landlord fails to do so, the VRLTA still protects a tenant by establishing a statutory lease between landlord and tenant for 12 months not subject to automatic renewal. (§55.1-1204)

Disclosure:

A landlord must reveal certain information to the tenant, including any visible evidence of mold (§55.1-1215), the name and address of the owner or property manager (§55.1-1216) and notice of sale or foreclosure of the property. (§§55.1-1216, 1237).

Security Deposit:

A landlord may require a security deposit of up to two month's rent. Within five days of move in the tenant has a right to object to anything in the move-in report. The tenant also has a right to be present at a move-out inspection, which must be made within 72 hours of delivery of possession. (§§55.1-1214, 1226)

Receipts:

Upon request, a tenant is entitled to a written receipt of rent paid by cash or money order. Upon request, a tenant is entitled to a written statement of all charges and payments over the past 12 months. (§55.1-1204(D), (I))

Privacy:

A landlord may not release information about a tenant without consent, except under certain conditions, which are generally when tenant information is already public. (§55.1-1209)

Fit and Habitable Premises:

A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. (§55.1-1220) To enforce the right to get repairs, a tenant must be current in rent, give the landlord written notice and wait a reasonable period. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. This must be filed no later than five days after rent is due. There is no rent withholding in Virginia, except under repair and deduct. (§55.1-1244)

Repair and Deduct:

If an issue on the property affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 days after written notice from the tenant, the tenant may contract to have the repair done by a

licensed contractor at a cost of not more than \$1,500, or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the landlord an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. (§55.1-1244.1)

Eviction:

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. (§§55.1-1245, 1252). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days. (§44-209)

Unlawful Exclusion, Interruption of Essential Services, and Unlivable Premises:

A Landlord may not unlawfully exclude a tenant from the premises, interrupt an essential service, or make the unit unlivable. If this happens, the tenant may sue the landlord in General District Court and get an initial court hearing in five calendar days. At this hearing, a court may order the landlord to give the property back to the tenant, resume the essential service, or fix the conditions that make the unit unlivable. The court may also hold a second hearing 10 days after the first hearing and may find that the tenant is entitled to actual damages, statutory damages, and reasonable attorney's fees. (§55.1-1243.1)

Redemption (Pay & Stay):

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to 48 hours before the Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, a tenant may use these rights at any time. If the landlord has 4 or fewer rentals, the landlord may limit the tenant's use of these rights to once during the lease period if the landlord first sends a written notice. (§55.1-1250)

Tenant Responsibilities

Rent:

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. (§55.1-1204)

Late Fees:

If rent is not paid on time, the tenant must pay a late fee if the lease requires one. A late fee can be no more than 10% of the monthly rent, or 10% of the unpaid balance, whichever is less. (§55.1-1204(E))

Insurance:

A tenant may be required to have and pay for renter's insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

Access:

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlord's request is unreasonable. Unless impractical due to an emergency, the landlord must give 72-hours' notice of maintenance. If the tenant requests maintenance, notice is not required. (§55.1-1229)

Maintain Fit and Habitable Premises:

The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of suitable work and use reasonable efforts to prevent



Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. (§55.1-1227)

Fair Housing:

The tenant may have a right to file a fair housing complaint if the landlord or property manager violates the Virginia Fair Housing Act. (§36-96.1 et seq)

In accordance with Section §55.1-1204 of the Code of Virginia, the undersigned parties hereby acknowledge that with respect to the dwelling unit known as:

1201 Fairfax St. Roanoke, Virginia ~~24033~~ 24141

The Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website (dhcd.virginia.gov/landlord-tenant-resources) pursuant to Section §36-139 Code of Virginia.

<p><u>Matthew Haden</u> Landlord Signature</p>	<p><u>Matthew Haden</u> Printed Name</p>	<p><u>11-12-25</u> Date</p>
<p>_____ Landlord Agent (if applicable)</p> <p><u>[Signature]</u> Tenant Signature</p>	<p>_____ Printed Name</p> <p><u>Hayden Barnhart</u> Printed Name</p>	<p>_____ Date</p> <p><u>11-12-25</u> Date</p>
<p><u>[Signature]</u> Tenant Signature</p> <p><u>[Signature]</u> Tenant Signature</p>	<p>_____ Printed Name</p> <p><u>Adam Franklin</u> Printed Name</p> <p><u>Bryce M. Poole</u> Printed Name</p>	<p>_____ Date</p> <p><u>11-12-25</u> Date</p> <p><u>11/12/25</u> Date</p>
<p><u>[Signature]</u> Tenant Signature</p> <p><u>[Signature]</u> Tenant Signature</p>	<p>_____ Printed Name</p> <p><u>Nick Hamr</u> Printed Name</p>	<p>_____ Date</p> <p><u>11/11/25</u> Date</p> <p>_____ Date</p>

Central Rentals, LLC

Radford, Va. 24141

1205 Fairfax St
3 Bedroom
\$450⁰⁰ per

Equal Housing Opportunity

Lease Agreement

Year Leased- 2026-27

This lease made this 12th day of November 2025

By and between Central Rentals (Lessor or Owner) and

Malcolm ✓	Usher ✓
Jackson ✓	Amber ✓
Will ✓	Curtis Bortolone

(Collectively, the Lessee or Resident). Owner leases to resident and resident rents from owner.

Witnesseth

Subject to terms and conditions hereinafter set out, the owner hereby lets and leases unto the resident, a house located on

1205 Fairfax St.

In the City of Radford, Virginia.

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1. Terms and Rental

The term of this lease is for (345 days) to be paid in 12 equal payments. This lease begins August 20th and Ends August 1st, at a total rent of \$ 16,200⁰⁰ dollars payable in equal monthly payments of \$ 1350⁰⁰. Rent is due in advance without other demand by the 1st (First) of each month. Rent is to be mailed to:

Attention Matthew Hamden
325 Windy Ridge Lane
Galax, Va. 24333

The United States Postal Service postmark on the envelope will determine date of receipt for administrative purposes. Only 1 check is permitted per rental property for the monthly rent. Time of receipt of payments due the lessor or owner is the essence of this lease.

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If Lessee signs for consecutive leases (signs for 2nd or 3rd year) NO deposit will be required, however the 1st deposit will NOT be returned and used for general maintenance and upkeep. If damages exceed deposit, the tenants will be charged accordingly.

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CENTRAL RENTALS, LLC

Radford, Virginia

- 16.) LESSEE AND GUARANTORS ACKNOWLEDGE THE READING AND UNDERSTANDING OF THIS LEASE AGREEMENT AND DO FURTHER ACKNOWLEDGE THAT THE LEASE IS INCLUSIVE OF ALL THE TERMS AND CONDITIONS AS SET FORTH IN THIS DOCUMENT.
- Lessee and guarantor agree that the lease constitutes the entire agreement and understanding between the parties. Any parties whose names are signed to this Agreement shall be any deposits required herein. Furthermore, all parties shall be individually and collectively liable to Lessor for any damages as a result of default by Lessee.

IN WITNESS WHEREOF,

- The Lessor and Lessee have set their hands and seals the day and year first above written.
- Witness the following signatures and seals:
- Print: Matthew Hamden Phone #276-233-0460

Sign: Matthew Hamden Lessor or Owner or Authorized Agent

For Lessor.

2. Print: ~~Kalon Corpuz~~ Phone# ~~757-404-1534~~ Lessee

Sign: ~~Kalon Corpuz~~

3. Print: ~~Jackson Thomas~~ Phone# ~~757-378-8517~~ Lessee

Sign: ~~Jackson Thomas~~

Paid Sec Dep
11-12-25
8456
Zelle

Paid Sec Dep
11-12-25
8456
Zelle



CENTRAL RENTALS, LLC

Radford, Virginia

Pay Security
Check
#450.00
11-17-23

4. Print: ~~William Dorton~~ Phone# ~~276-274-5178~~ Lessee

Sign: ~~Will Dorton~~

5. Print: Aiden Tiller Phone# 540-824-8338 Lessee

Sign: Aiden Tiller

6. Print: Andreas Pauleter Phone# 540-553-5736 Lessee

Sign: Andreas Pauleter

7. Print: Curtis Bartholomew Phone# (757)-613-4601 Lessee

Sign: Curtis Bartholomew

8. Print: _____ Phone# _____ Lessee

Sign: _____



Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2022

This is a summary of tenants' rights and responsibilities under the Virginia Residential Landlord and Tenant Act. This summary does not modify your lease or Virginia law. A lease cannot give up a tenant's rights under the law. The information below is not intended as legal advice. Tenants with questions are encouraged to contact their local legal aid program at (866) 534-5243 or valegalaid.org/find-legal-help.

Tenant Right

Applications:

Tenants may be charged a nonrefundable application fee of no more than \$50 (not including third party costs for a background check) and a refundable application deposit. If the tenant does not rent the unit, the application deposit must be returned, minus any actual costs or damages. (§55.1-1203)

Written lease:

Under the VRLTA, a landlord is required to provide a tenant a written lease. If a landlord fails to do so, the VRLTA still protects a tenant by establishing a statutory lease between landlord and tenant for 12 months not subject to automatic renewal. (§55.1-1204)

Disclosure:

A landlord must reveal certain information to the tenant, including any visible evidence of mold (§55.1-1215), the name and address of the owner or property manager (§55.1-1216) and notice of sale or foreclosure of the property. (§§55.1-1216, 1237).

Security Deposit:

A landlord may require a security deposit of up to two month's rent. Within five days of move in the tenant has a right to object to anything in the move-in report. The tenant also has a right to be present at a move-out inspection, which must be made within 72 hours of delivery of possession. (§§55.1-1214, 1226)

Receipts:

Upon request, a tenant is entitled to a written receipt of rent paid by cash or money order. Upon request, a tenant is entitled to a written statement of all charges and payments over the past 12 months. (§55.1-1204(D), (I))

Privacy:

A landlord may not release information about a tenant without consent, except under certain conditions, which are generally when tenant information is already public. (§55.1-1209)

Fit and Habitable Premises:

A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. (§55.1-1220) To enforce the right to get repairs, a tenant must be current in rent, give the landlord written notice and wait a reasonable period. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. This must be filed no later than five days after rent is due. There is no rent withholding in Virginia, except under repair and deduct. (§55.1-1244)

Repair and Deduct:

If an issue on the property affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 days after written notice from the tenant the tenant may contract to have the repair done by a

licensed contractor at a cost of not more than \$1,500, or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the landlord an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. (§55.1-1244.1)

Eviction:

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. (§§55.1-1245, 1252). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days. (§44-209)

Unlawful Exclusion, Interruption of Essential Services, and Unlivable Premises:

A Landlord may not unlawfully exclude a tenant from the premises, interrupt an essential service, or make the unit unlivable. If this happens, the tenant may sue the landlord in General District Court and get an initial court hearing in five calendar days. At this hearing, a court may order the landlord to give the property back to the tenant, resume the essential service, or fix the conditions that make the unit unlivable. The court may also hold a second hearing 10 days after the first hearing and may find that the tenant is entitled to actual damages, statutory damages, and reasonable attorney's fees. (§55.1-1243.1)

Redemption (Pay & Stay):

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to 48 hours before the Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, a tenant may use these rights at any time. If the landlord has 4 or fewer rentals, the landlord may limit the tenant's use of these rights to once during the lease period if the landlord first sends a written notice. (§55.1-1250)

Tenant Responsibilities

Rent:

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. (§55.1-1204)

Late Fees:

If rent is not paid on time, the tenant must pay a late fee if the lease requires one. A late fee can be no more than 10% of the monthly rent, or 10% of the unpaid balance, whichever is less. (§55.1-1204(E))

Insurance:

A tenant may be required to have and pay for renter's insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

Access:

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlord's request is unreasonable. Unless impractical due to an emergency, the landlord must give 72-hours' notice of maintenance. If the tenant requests maintenance, notice is not required. (§55.1-1229)

Maintain Fit and Habitable Premises:

The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of fit and use any reasonable efforts to prevent

Central Rentals, LLC

Radford, Va. 24141

1207 Fairfax St
7 Bedroom
\$500⁰⁰ per or
\$600⁰⁰ per G

Equal Housing Opportunity

Lease Agreement

Year Leased- 2026-27

This lease made this 12th day of November 2025,

By and between Central Rentals (Lessor or Owner) and
✓ Carter Mullins, ✓ Matthew Humphries, ✓ Nick Pedrozo,
✓ Jack Roberts, ✓ Luca Gucciardo, ✓ Ryan Cammarasana,
Brady Wick ✓

(Collectively, the Lessee or Resident). Owner leases to resident and resident rents from owner.

Witnesseth

Subject to terms and conditions hereinafter set out, the owner hereby lets and leases unto the resident, a house located on

1207 Fairfax Street

In the City of Radford, Virginia.

Central Rentals, LLC

Radford, Va. 24141

1. Terms and Rental

The term of this lease is for (345 days) to be paid in 12 equal payments. This lease begins August 20th and Ends August 1st, at a total rent of \$ 42,000⁰⁰ dollars payable in equal monthly payments of \$ 3500⁰⁰/. Rent is due in advance without other demand by the 1st (First) of each month. Rent is to be mailed to:

Attention Matthew Hamden
325 Windy Ridge Lane
Galax, Va. 24333

The United States Postal Service postmark on the envelope will determine date of receipt for administrative purposes. Only 1 check is permitted per rental property for the monthly rent. Time of receipt of payments due the lessor or owner is the essence of this lease.

2. Security Deposit

In addition to the rental payment, the lessee or resident hereby deposits in advance with lessor the following sum Three thousand five hundred (\$ 3500⁰⁰) dollars. All security deposits:

- Due before Christmas Break
 - Security deposit amount is equal to monthly rent
1. This is to be retained by the lessor during the term of this lease and to be refunded within (30) days of expiration of this lease, providing Lessee has kept and performed the conditions of this lease.

Central Rentals, LLC

Radford, Va.

And the Standard Vacating Check-List. In the event Lessee defaults in any provision of this lease, the deposit may be used Lessor to apply against all defaults of the Lessee. **Lessee may NOT apply security deposit toward rent owing on the premises.** Interest shall be paid on Security Deposit as is required by the laws of the State of Virginia. The parties agree that the security deposit was received as of _____, 20_____.

If Lessee signs for consecutive leases (signs for 2nd or 3rd year) **NO** deposit will be required, however the 1st deposit will **NOT** be returned and used for general maintenance and upkeep. If damages exceed deposit, the tenants will be charged accordingly.

❖ 3.) **Covenants of Lessee**

The Lessee hereby covenants and agrees:

- ❖ 3.01 **To Pay Rent:** Lessee shall pay the said rent at the times and in the manner set out above.
- ❖ 3.02 **To Pay Late And Service Charges:** Lessee agrees that if the rent due under this lease is not received by the Lessor on or before the fifth (5th) calendar day of the month for which it is due, Lessee will pay a late charge of fifty (\$50) dollars. **This policy will strictly be enforced.** Additionally, checks returned to the bank unpaid for any reason will carry a service charge of fifty (\$50) dollars. Resident shall pay all court cost and reasonable attorney's fees (as permitted by applicable law)

* per person *

Central Rentals, LLL

Radford, Va.

- ❖ incurred by owner in enforcing legal action, any of owner rights under this lease

- ❖ 3.03 To Pay Utilities: Lessee shall promptly pay all gas, electric, water, cable, Internet, and telephone service consumed on or rendered to the leased premises.

- ❖ 3.04 To Keep In Repair And Good Condition: Lessee shall keep the leased premises in such repair as the same are at the commencement of said term, reasonable wear and tear and damage by fire or other unavoidable casualty excepted, unless intentional or in the case of neglect. Lessee agrees to maintain heat in premises at a level sufficient to prevent water damages resulting from failure to maintain heat, including damage to premises and building. If premises not maintained from trash/debris the owner will charge for yard pick-up. Lessee is responsible for all snow and ice removal.

- ❖ 3.05 Not To Make Unlawful Use, Etc.: Lessee shall not make, or allow to be made, any unlawful, improper or offensive use of the premises which would be injurious to any person or property, or which would violate the laws of the State of Virginia, or of the United States, or any local ordinance, or which would affect or endanger any insurance on said building or increase the premium thereof.

Central Rentals, LLC

Radford, Virginia

- ❖ 3.06 To Yield Up Premises: At the expiration of the term of this lease, Lessee shall peaceably yield up to the Lessor the premises and all buildings thereon in good repair in all aspects, reasonable use and wear and damage by unintentional fire and other unavoidable casualties accepted.
- ❖ 3.07 To Indemnify Against Accidents And Negligence: Lessee shall save harmless and indemnify the lessor from and against all loss, liability or expense which may be incurred by reason of any claim arising out of or in connection with Lessee's occupancy and use of the leased premises, including any accident with appliances and fixtures installed by the Lessee, or the gas, water or other pipes or from any damage or neglect arising from or in any way connected with the use, misuse or abuse of the city water or from any neglect in **NOT** removing snow and ice from the sidewalks or roof of the building.
- ❖ 3.08 To Bear Risk For Contents: That all property of any kind which may be on the premises during the continuance of this lease shall be at the sole risk of the Lessee, and that the Lessor shall not be liable to the lease or any other person for injury, loss or damage or the property or to any person on the premises.
- ❖ 3.09 To Clean Premises: It is agreed that upon vacating the premises, Lessee shall thoroughly clean the premises and appliances or pay the Lessor's cost of having same done. All keys are to be returned at the termination of lease. If cleaning is needed, keys made or damage done, Lessor shall have work done and deduct cost from security deposit. Should such work

Central Rentals, LLC
Radford, Virginia

Exceed the amount of said deposit, Lessor agrees to pay the additional balance upon receipt of the bill.

- ❖ 3.10 To Make No Repairs, Replacements, Or Add Fixtures Without Approval: It is agreed that no repair or replacement be made without prior approval of the Lessor. It is agreed that no item or fixture shall be attached to walls, floors, ceilings, woodwork, roof, stairs or furnishings without prior approval of Lessor. Any alterations, additions or fixtures added to the premises shall become the property of the Lessor upon termination of the lease.
- ❖ 3.11 To Give Notice Of Intent To Renew Or Terminate: At least one hundred and twenty (120) days before the expiration of the original or any renewal term of this lease, the Lessee **MUST** give written notice of his intention to renew the lease, or his intention to allow this lease to expire. Lack of a written one hundred twenty (120) day vacating notice or Lessee's failure to surrender possession of the premises at lease expiration will result in the Lessor applying the security deposit against any rent loss or damages sustained. The Lessor shall have the right for (120) days prior to the expiration of the term or any renewal period to have applicants admitted at all reasonable hours to view the premises until rented, if Lessor from Lessee receives no such notice.

Central Rentals, LLC

Radford, Virginia

❖ 4.) Covenants Of Lessor

The Lessor hereby covenants and agrees that the Lessee shall peaceably hold and enjoy the leased premises.

❖ 5.) Right Of Entry And Re-Entry

Lessee shall allow the Lessor at all reasonable times to enter and view the premises and to make any repairs or services he may see fit to make. If the Lessee shall neglect or fail to perform any of its covenants, and in particular if any monthly installment of rent at any time thereafter, for five (5) days, the Lessor may immediately or at any time thereafter after five (5) day notice, enter into the premises and repossess same as its former state and expel the Lessee, but without prejudice to any remedies which might otherwise be used by the Lessor for the arrears rent or any other breach of the Lessee's covenants.

❖ 6.) Occupancy

Only the Lessee on this agreement, and/or the following members of the Lessee's family shall occupy the premises.

❖ 7.) Lessor Shall Not Be Liable

Lessor shall not be liable to Lessee or their family, employees or guests for any damage to person or property caused by the acts of omissions of other persons whether such persons be off of the property of Lessor or on the property with or without permission of Lessor, nor shall Lessor be liable for losses or damages resulting from failure, interruption or malfunction in the utilities and amenities provided to Lessee.

Central Rentals, LLC

Radford, Virginia

❖ 8.) **Violations**

By Lessee, his/her family or his/her guests of any of the obligations of the Agreement, including among other violations, any disorderly conduct or breach of the rules and regulations under this lease, as amended from time to time, or any failure to pay rent on the date due, shall give the Lessor the right to terminate this lease as provided by the laws of the State of Virginia, and Lessor thereupon may enter premises to take and retain possession thereof, and exclude Lessee there from.

❖ 9.) **Premises May Not Be For Business Purposes**

❖ 10.) **It Is Agreed That If Lessee Should Vacate The Property Without Written Consent Of The Owner**

Prior to the expiration of this term, he shall be deemed in default and all rent due under this lease shall become immediately due and payable, and Lessee shall be liable to pay it. In addition, Lessee agrees that said vacation of the premises should waive all rights to any security deposit made by Lessee.

❖ 11.) **Attorney's Fees**

❖ 11.01) In case of default, re-entry or expiration of the lease by default, the rent for the full balance of the term originally included in the lease, less the amount of rent collected, shall become immediately due and payable attorney's fees, court costs, expenses of re-renting, and for placing the property in renewable order.

Central Rentals, LLC

Radford, Virginia

- ❖ 11.02) If the Lessee violates any condition of the lease and the Lessor employs an attorney to take action to enforce this agreement, the Lessee shall pay all costs involved, including without limitation, reasonable attorney's fees.

- ❖ 12.) Waiver By Lessor

Of any defaults or breaches by lessee shall not bar Lessor thereafter from requiring immediate performance by Lessee of this lease, nor shall Lessor be barred thereafter from immediate exercise of any or Lessor's rights or remedies in case of continuing or subsequent default or violation by Lessee.

- ❖ 13.) Subletting

Of the premises is allowed only with the prior written approval of the Lessor.

- ❖ 14.) WATER BEDS ARE NOT ALLOWED

- ❖ 15.) PETS

Has to be approved by owner. If pets are approved, one (1) per household, there will be a Three Hundred (\$300) dollar non-refundable deposit. The droppings have to be cleaned up from the yard.

CENTRAL RENTALS, LLC

Radford, Virginia

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IN WITNESS WHEREOF,

- The Lessor and Lessee have set their hands and seals the day and year first above written.
- Witness the following signatures and seals:
- Print: Matthew Hamden Phone #276-233-0460
Sign: Matthew Hamden Lessor or Owner or Authorized Agent

For Lessor.

LAST YR
LEASE
NO SEC DEP
2. Print: Nicholas Roberts Phone# 540 333 1794 Lessee

Sign: Nicholas Roberts

LAST YR
LEASE
NO SEC DEP
3. Print: Jack Roberts Phone# 703-951-2799 Lessee

Sign: [Signature]



CENTRAL RENTALS, LLC

Radford, Virginia

Paid Sec
Zelle 12-15-25

4. Print: Luca Gucciardo Phone# 540-505-2979 Lessee

Sign: Luca Gucciardo

Last yr
No. LAST
SEC Dep

5. Print: Ryan Cannarasana Phone# 804-496-3977 Lessee

Sign: Ryan Cannarasana

Paid SEC
Deposit
\$500 cash
11-12-25

6. Print: Matthew Humphries Phone# 804-895-3956 Lessee

Sign: Matthew Humphries

Paid Sec
Deposit
\$500
11-12-25
Zelle

7. Print: Brady - Brady Wieck Phone# 757-439-7497 Lessee

Sign: Brady Wieck

Paid Sec
Deposit
\$500
11-12-25
Zelle

8. Print: Carter Mullins - Carter Mullins Phone# 434-989-0157 Lessee

Sign: Carter Mullins



Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2022

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Redemption (Pay & Stay):

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Tenant Responsibilities

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A tenant may be required to have and pay for renter's insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

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The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of fit, health and use reasonable efforts to prevent



Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. (§55.1-1227)

Fair Housing:

The tenant may have a right to file a fair housing complaint if the landlord or property manager violates the Virginia Fair Housing Act. (§36-96.1 et seq)

In accordance with Section §55.1-1204 of the Code of Virginia, the undersigned parties hereby acknowledge that with respect to the dwelling unit known as:

1207 Fairfax St
Radford, Virginia 24141

The Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website (dhcd.virginia.gov/landlord-tenant-resources) pursuant to Section §36-139 Code of Virginia.

Matthew Hahn

Landlord Signature

Matthew Hahn

Printed Name

11-12-25

Date

Landlord Agent (if applicable)

Nicholas Pedrosa

Printed Name

Nicholas Pedrosa

Date

11-12-25

Tenant Signature

Matthew Humphries

Printed Name

Matthew Humphries

Date

11-12-25

Tenant Signature

Brady Wleck

Tenant Signature

Brady Wleck

Printed Name

11-12-25

Date

Luca Gucciardo

Tenant Signature

Luca Gucciardo

Printed Name

11-12-25

Date

Central Rentals, LLC

Radford, Va. 24141

1211 Fairfax
6 Bedroom
\$500 per or \$600 per

Equal Housing Opportunity

Lease Agreement

Year Leased- 2026-27

This lease made this 12th day of November 2025

By and between Central Rentals (Lessor or Owner) and

Paula Cochini ✓

Kevin Jett ✓ Gavin Jett ✓

Kander Logan ✓

Oranlen Castleberry ✓

Colton Brown Colton Brown ✓

(Collectively, the Lessee or Resident). Owner leases to resident and resident rents from owner.

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Central Rentals, LLC

Radford, Va. 24141

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- Due before Christmas Break
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1. This is to be retained by the lessor during the term of this lease and to be refunded within (30) days of expiration of this lease, providing Lessee has kept and performed the conditions of this lease.

CENTRAL RENTALS, LLC

Radford, Virginia

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- Witness the following signatures and seals:
- Print: Matthew Hamden Phone #276-233-0460

Sign: Matthew Hamden Lessor or Owner or Authorized Agent

For Lessor.

PO Sec
Deposit
Cash 600.00
12-10-25

2. Print: Xander Logan Phone# 757-816-2075 Lessee

Sign: Xander Logan

PO Sec
Deposit
Zeller 600.00
12-3-25

3. Print: Gavin Jett Phone# 804-238-1046 Lessee

Sign: Gavin Jett



CENTRAL RENTALS, LLC

Radford, Virginia

SEC Deposit
PO 12-10-25
+ cash
600.00

4. Print: Blaine Cecchini Phone# 757-510-3701 Lessee

Sign: Blaine Cecchini

SEC DEP
PO Cash
500.00
12-10-25

5. Print: Graylen Cottleberry Phone# 540-655-2937 Lessee

Sign: Thomas Cottleberry

SEC DEP
PO Cash
600.00
12-10-25

6. Print: Colton Brown Phone# 276-690-8817 Lessee

Sign: Colton Brown

7. Print: _____ Phone# _____ Lessee

Sign: _____

8. Print: _____ Phone# _____ Lessee

Sign: _____



Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2022

This is a summary of tenants' rights and responsibilities under the Virginia Residential Landlord and Tenant Act. This summary does not modify your lease or Virginia law. A lease cannot give up a tenant's rights under the law. The information below is not intended as legal advice. Tenants with questions are encouraged to contact their local legal aid program at (866) 534-5243 or valegalaid.org/find-legal-help.

Tenant Right

Applications:

Tenants may be charged a nonrefundable application fee of no more than \$50 (not including third party costs for a background check) and a refundable application deposit. If the tenant does not rent the unit, the application deposit must be returned, minus any actual costs or damages. (§55.1-1203)

Written lease:

Under the VRLTA, a landlord is required to provide a tenant a written lease. If a landlord fails to do so, the VRLTA still protects a tenant by establishing a statutory lease between landlord and tenant for 12 months not subject to automatic renewal. (§55.1-1204)

Disclosure:

A landlord must reveal certain information to the tenant, including any visible evidence of mold (§55.1-1215), the name and address of the owner or property manager (§55.1-1216) and notice of sale or foreclosure of the property. (§§55.1-1216, 1237).

Security Deposit:

A landlord may require a security deposit of up to two month's rent. Within five days of move in the tenant has a right to object to anything in the move-in report. The tenant also has a right to be present at a move-out inspection, which must be made within 72 hours of delivery of possession. (§§55.1-1214, 1226)

Receipts:

Upon request, a tenant is entitled to a written receipt of rent paid by cash or money order. Upon request, a tenant is entitled to a written statement of all charges and payments over the past 12 months. (§55.1-1204(D), (I))

Privacy:

A landlord may not release information about a tenant without consent, except under certain conditions, which are generally when tenant information is already public. (§55.1-1209)

Fit and Habitable Premises:

A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. (§55.1-1220) To enforce the right to get repairs, a tenant must be current in rent, give the landlord written notice and wait a reasonable period. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. This must be filed no later than five days after rent is due. There is no rent withholding in Virginia, except under repair and deduct. (§55.1-1244)

Repair and Deduct:

If an issue on the property affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 days after written notice from the tenant, the tenant may contract to have the repair done by a

licensed contractor at a cost of not more than \$1,500, or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the landlord an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. (§55.1-1244.1)

Eviction:

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. (§§55.1-1245, 1252). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days. (§44-209)

Unlawful Exclusion, Interruption of Essential Services, and Unlivable Premises:

A Landlord may not unlawfully exclude a tenant from the premises, interrupt an essential service, or make the unit unlivable. If this happens, the tenant may sue the landlord in General District Court and get an initial court hearing in five calendar days. At this hearing, a court may order the landlord to give the property back to the tenant, resume the essential service, or fix the conditions that make the unit unlivable. The court may also hold a second hearing 10 days after the first hearing and may find that the tenant is entitled to actual damages, statutory damages, and reasonable attorney's fees. (§55.1-1243.1)

Redemption (Pay & Stay):

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to 48 hours before the Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, a tenant may use these rights at any time. If the landlord has 4 or fewer rentals, the landlord may limit the tenant's use of these rights to once during the lease period if the landlord first sends a written notice. (§55.1-1250)

Tenant Responsibilities

Rent:

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. (§55.1-1204)

Late Fees:

If rent is not paid on time, the tenant must pay a late fee if the lease requires one. A late fee can be no more than 10% of the monthly rent, or 10% of the unpaid balance, whichever is less. (§55.1-1204(E))

Insurance:

A tenant may be required to have and pay for renter's insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

Access:

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlord's request is unreasonable. Unless impractical due to an emergency, the landlord must give 72-hours' notice of maintenance. If the tenant requests maintenance, notice is not required. (§55.1-1229)

Maintain Fit and Habitable Premises:

The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of any problems and make reasonable efforts to prevent



Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. (§55.1-1227)

Fair Housing:

The tenant may have a right to file a fair housing complaint if the landlord or property manager violates the Virginia Fair Housing Act. (§36-96.1 et seq)

In accordance with Section §55.1-1204 of the Code of Virginia, the undersigned parties hereby acknowledge that with respect to the dwelling unit known as:

1211 Fairfax St
 Rossford, VA.
 24141

The Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website (dhcd.virginia.gov/landlord-tenant-resources) pursuant to Section §36-139 Code of Virginia.

<p><u>Matthew Hahn</u> Landlord Signature</p>	<p><u>Matthew Hahn</u> Printed Name</p>	<p><u>11-12-25</u> Date</p>
<p>_____ Landlord Agent (if applicable)</p>	<p>_____ Printed Name</p>	<p>_____ Date</p>
<p><u>Quinn Lewis</u> Tenant Signature</p>	<p><u>Xander Logan</u> Printed Name</p>	<p><u>11/16/25</u> Date</p>
<p><u>[Signature]</u> Tenant Signature</p>	<p><u>Gavin Jett</u> Printed Name</p>	<p><u>11/16/25</u> Date</p>
<p><u>Blaine Cecchini</u> Tenant Signature</p>	<p><u>Blaine Cecchini</u> Printed Name</p>	<p><u>11/16/25</u> Date</p>
<p><u>Graylen Castleberry</u> Tenant Signature</p>	<p><u>Graylen Castleberry</u> Printed Name</p>	<p><u>11/16/25</u> Date</p>
<p><u>Colton Brown</u> Tenant Signature</p>	<p><u>Colton Brown</u> Printed Name</p>	<p><u>11/16/25</u> Date</p>

Central Rentals LLC

Radford, Va.

And the Standard Vacating Check-List. In the event Lessee defaults in any provision of this lease, the deposit may be used Lessor to apply against all defaults of the Lessee. **Lessee may NOT apply security deposit toward rent owing on the premises.** Interest shall be paid on Security Deposit as is required by the laws of the State of Virginia. The parties agree that the security deposit was received as of _____, 20_____.

If Lessee signs for consecutive leases (signs for 2nd or 3rd year) **NO** deposit will be required, however the 1st deposit will **NOT** be returned and used for general maintenance and upkeep. If damages exceed deposit, the tenants will be charged accordingly.

❖ 3.) **Covenants of Lessee**

The Lessee hereby covenants and agrees:

- ❖ 3.01 **To Pay Rent:** Lessee shall pay the said rent at the times and in the manner set out above.
- ❖ 3.02 **To Pay Late And Service Charges:** Lessee agrees that if the rent due under this lease is not received by the Lessor on or before the fifth (5th) calendar day of the month for which it is due, Lessee will pay a late charge of fifty (\$50) dollars. **This policy will strictly be enforced.** Additionally, checks returned to the bank unpaid for any reason will carry a service charge of fifty (\$50) dollars. Resident shall pay all court cost and reasonable attorney's fees (as permitted by applicable law)

* per person *

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Radford, Va.

- ❖ incurred by owner in enforcing legal action, any of owner rights under this lease

- ❖ 3.03 **To Pay Utilities:** Lessee shall promptly pay all gas, electric, water, cable, Internet, and telephone service consumed on or rendered to the leased premises.

- ❖ 3.04 **To Keep In Repair And Good Condition:** Lessee shall keep the leased premises in such repair as the same are at the commencement of said term, reasonable wear and tear and damage by fire or other unavoidable casualty excepted, unless intentional or in the case of neglect. Lessee agrees to maintain heat in premises at a level sufficient to prevent water damages resulting from failure to maintain heat, including damage to premises and building. If premises not maintained from trash/debris the owner will charge for yard pick-up. Lessee is responsible for all snow and ice removal.

- ❖ 3.05 **Not To Make Unlawful Use, Etc.:** Lessee shall not make, or allow to be made, any unlawful, improper or offensive use of the premises which would be injurious to any person or property, or which would violate the laws of the State of Virginia, or of the United States, or any local ordinance, or which would affect or endanger any insurance on said building or increase the premium thereof.

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Radford, Virginia

- ❖ 3.06 **To Yield Up Premises:** At the expiration of the term of this lease, Lessee shall peaceably yield up to the Lessor the premises and all buildings thereon in good repair in all aspects, reasonable use and wear and damage by unintentional fire and other unavoidable casualties accepted.
- ❖ 3.07 **To Indemnify Against Accidents And Negligence:** Lessee shall save harmless and indemnify the lessor from and against all loss, liability or expense which may be incurred by reason of any claim arising out of or in connection with Lessee's occupancy and use of the leased premises, including any accident with appliances and fixtures installed by the Lessee, or the gas, water or other pipes or from any damage or neglect arising from or in any way connected with the use, misuse or abuse of the city water or from any neglect in **NOT** removing snow and ice from the sidewalks or roof of the building.
- ❖ 3.08 **To Bear Risk For Contents:** That all property of any kind which may be on the premises during the continuance of this lease shall be at the sole risk of the Lessee, and that the Lessor shall not be liable to the lease or any other person for injury, loss or damage or the property or to any person on the premises.
- ❖ 3.09 **To Clean Premises:** It is agreed that upon vacating the premises, Lessee shall thoroughly clean the premises and appliances or pay the Lessor's cost of having same done. All keys are to be returned at the termination of lease. If cleaning is needed, keys made or damage done, Lessor shall have work done and deduct cost from security deposit. Should such work

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Radford, Virginia

Exceed the amount of said deposit, Lessor agrees to pay the additional balance upon receipt of the bill.

- ❖ 3.10 To Make No Repairs, Replacements, Or Add Fixtures Without Approval: It is agreed that no repair or replacement be made without prior approval of the Lessor. It is agreed that no item or fixture shall be attached to walls, floors, ceilings, woodwork, roof, stairs or furnishings without prior approval of Lessor. Any alterations, additions or fixtures added to the premises shall become the property of the Lessor upon termination of the lease.
- ❖ 3.11 To Give Notice Of Intent To Renew Or Terminate: At least one hundred and twenty (120) days before the expiration of the original or any renewal term of this lease, the Lessee **MUST** give written notice of his intention to renew the lease, or his intention to allow this lease to expire. Lack of a written one hundred twenty (120) day vacating notice or Lessee's failure to surrender possession of the premises at lease expiration will result in the Lessor applying the security deposit against any rent loss or damages sustained. The Lessor shall have the right for (120) days prior to the expiration of the term or any renewal period to have applicants admitted at all reasonable hours to view the premises until rented, if Lessor from Lessee receives no such notice.

Central Rentals, LLC

Radford, Virginia

❖ **4.) Covenants Of Lessor**

The Lessor hereby covenants and agrees that the Lessee shall peaceably hold and enjoy the leased premises.

❖ **5.) Right Of Entry And Re-Entry**

Lessee shall allow the Lessor at all reasonable times to enter and view the premises and to make any repairs or services he may see fit to make. If the Lessee shall neglect or fail to perform any of its covenants, and in particular if any monthly installment of rent at any time thereafter, for five (5) days, the Lessor may immediately or at any time thereafter after five (5) day notice, enter into the premises and repossess same as its former state and expel the Lessee, but without prejudice to any remedies which might otherwise be used by the Lessor for the arrears rent or any other breach of the Lessee's covenants.

❖ **6.) Occupancy**

Only the Lessee on this agreement, and/or the following members of the Lessee's family shall occupy the premises.

❖ **7.) Lessor Shall Not Be Liable**

Lessor shall not be liable to Lessee or their family, employees or guests for any damage to person or property caused by the acts of omissions of other persons whether such persons be off of the property of Lessor or on the property with or without permission of Lessor, nor shall Lessor be liable for losses or damages resulting from failure, interruption or malfunction in the utilities and amenities provided to Lessee.

Central Rentals, LLC

Radford, Virginia

❖ 8.) **Violations**

By Lessee, his/her family or his/her guests of any of the obligations of the Agreement, including among other violations, any disorderly conduct or breach of the rules and regulations under this lease, as amended from time to time, or any failure to pay rent on the date due, shall give the Lessor the right to terminate this lease as provided by the laws of the State of Virginia, and Lessor thereupon may enter premises to take and retain possession thereof, and exclude Lessee there from.

❖ 9.) **Premises May Not Be For Business Purposes**

❖ 10.) **It Is Agreed That If Lessee Should Vacate The Property Without Written Consent Of The Owner**

Prior to the expiration of this term, he shall be deemed in default and all rent due under this lease shall become immediately due and payable, and Lessee shall be liable to pay it. In addition, Lessee agrees that said vacation of the premises should waive all rights to any security deposit made by Lessee.

❖ 11.) **Attorney's Fees**

❖ 11.01) In case of default, re-entry or expiration of the lease by default, the rent for the full balance of the term originally included in the lease, less the amount of rent collected, shall become immediately due and payable attorney's fees, court costs, expenses of re-renting, and for placing the property in renewable order.

Central Rentals, LLC

Radford, Virginia

❖ 11.02) If the Lessee violates any condition of the lease and the Lessor employs an attorney to take action to enforce this agreement, the Lessee shall pay all costs involved, including without limitation, reasonable attorney's fees.

❖ 12.) Waiver By Lessor

Of any defaults or breaches by lessee shall not bar Lessor thereafter from requiring immediate performance by Lessee of this lease, nor shall Lessor be barred thereafter from immediate exercise of any or Lessor's rights or remedies in case of continuing or subsequent default or violation by Lessee.

❖ 13.) Subletting

Of the premises is allowed only with the prior written approval of the Lessor.

❖ 14.) WATER BEDS ARE NOT ALLOWED

❖ 15.) PETS

Has to be approved by owner. If pets are approved, one (1) per household, there will be a Three Hundred (\$300) dollar non-refundable deposit. The droppings have to be cleaned up from the yard.

Central Rentals, LLC

Radford, Va. 24141

1217 Fairfax St
4 Bedroom
\$450⁰⁰ per

Equal Housing Opportunity

Lease Agreement

Year Leased- 2026-27

This lease made this 12th day of November 20 25

By and between Central Rentals (Lessor or Owner) and

✓ El Nestaze Weady

✓ John Brandon Bishop

✓ Erasmus D. Davis

✓ Michael T Lacroix

(Collectively, the Lessee or Resident). Owner leases to resident and resident rents from owner.

Witnesseth

Subject to terms and conditions hereinafter set out, the owner hereby lets and leases unto the resident, a house located on

1217 Fairfax Street

In the City of Radford, Virginia.

Central Rentals, LLC
Radford, Va. 24141

❖ 1.) Terms and Rental



The term of this lease is for (345 days) to be paid in 12 equal payments. This lease begins August 20th and Ends August 1st, at a total rent of \$ 21,600^{00/1} dollars payable in equal monthly payments of \$ 1800.^{00/1}. Rent is due in advance without other demand by the 1st (First) of each month. Rent is to be mailed to 325 Windy Ridge Lane Galax, Va. 24333. Attention Matthew Hamden. The United States Postal Service postmark on the envelope will determine date of receipt for administrative purposes. Only 1 Check is permitted per rental property for the monthly rent. Time of receipt of payments due the lessor or owner is the essence of this lease.

❖ 2.) Security Deposit

In addition to the rental payment, the lessee or resident hereby deposits in advance with lessor the following sum One thousand eight hundred (\$ 1800⁰⁰) dollars. All security deposits

❖ Due before Christmas Break

❖ Security deposit amount is equal to monthly rent

1. This is to be retained by the Lessor during the term of this lease and to be refunded within thirty (30) days of expiration of this lease, providing Lessee has kept and performed the conditions of this lease

Central Rentals

Radford, Va.

- ❖ incurred by owner in enforcing legal action, any of owner rights under this lease

- ❖ 3.03 **To Pay Utilities:** Lessee shall promptly pay all gas, electric, water, cable, Internet, and telephone service consumed on or rendered to the leased premises.

- ❖ 3.04 **To Keep In Repair And Good Condition:** Lessee shall keep the leased premises in such repair as the same are at the commencement of said term, reasonable wear and tear and damage by fire or other unavoidable casualty excepted, unless intentional or in the case of neglect. Lessee agrees to maintain heat in premises at a level sufficient to prevent water damages resulting from failure to maintain heat, including damage to premises and building. If premises not maintained from trash/debris the owner will charge for yard pick-up. Lessee is responsible for all snow and ice removal.

- ❖ 3.05 **Not To Make Unlawful Use, Etc.:** Lessee shall not make, or allow to be made, any unlawful, improper or offensive use of the premises which would be injurious to any person or property, or which would violate the laws of the State of Virginia, or of the United States, or any local ordinance, or which would affect or endanger any insurance on said building or increase the premium thereof.

Central Rentals

Radford, Virginia

- ❖ 3.06 **To Yield Up Premises:** At the expiration of the term of this lease, Lessee shall peaceably yield up to the Lessor the premises and all buildings thereon in good repair in all aspects, reasonable use and wear and damage by unintentional fire and other unavoidable casualties accepted.
- ❖ 3.07 **To Indemnify Against Accidents And Negligence:** Lessee shall save harmless and indemnify the lessor from and against all loss, liability or expense which may be incurred by reason of any claim arising out of or in connection with Lessee's occupancy and use of the leased premises, including any accident with appliances and fixtures installed by the Lessee, or the gas, water or other pipes or from any damage or neglect arising from or in any way connected with the use, misuse or abuse of the city water or from any neglect in **NOT** removing snow and ice from the sidewalks or roof of the building.
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Central Rentals

Radford, Virginia

Exceed the amount of said deposit, Lessor agrees to pay the additional balance upon receipt of the bill.

- ❖ **3.10 To Make No Repairs, Replacements, Or Add Fixtures Without Approval**: It is agreed that no repair or replacement be made without prior approval of the Lessor. It is agreed that no item or fixture shall be attached to walls, floors, ceilings, woodwork, roof, stairs or furnishings without prior approval of Lessor. Any alterations, additions or fixtures added to the premises shall become the property of the Lessor upon termination of the lease.

- ❖ **3.11 To Give Notice Of Intent To Renew Or Terminate**: At least one hundred and twenty (120) days before the expiration of the original or any renewal term of this lease, the Lessee **MUST** give written notice of his intention to renew the lease, or his intention to allow this lease to expire. Lack of a written one hundred twenty (120) day vacating notice or Lessee's failure to surrender possession of the premises at lease expiration will result in the Lessor applying the security deposit against any rent loss or damages sustained. The Lessor shall have the right for (120) days prior to the expiration of the term or any renewal period to have applicants admitted at all reasonable hours to view the premises until rented, if Lessor from Lessee receives no such notice.

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Radford, Virginia

❖ 4.) Covenants Of Lessor

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❖ 5.) Right Of Entry And Re-Entry

Lessee shall allow the Lessor at all reasonable times to enter and view the premises and to make any repairs or services he may see fit to make. If the Lessee shall neglect or fail to perform any of its covenants, and in particular if any monthly installment of rent at any time thereafter, for five (5) days, the Lessor may immediately or at any time thereafter after five (5) day notice, enter into the premises and repossess same as its former state and expel the Lessee, but without prejudice to any remedies which might otherwise be used by the Lessor for the arrears rent or any other breach of the Lessee's covenants.

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Only the Lessee on this agreement, and/or the following members of the Lessee's family shall occupy the premises.

❖ 7.) Lessor Shall Not Be Liable

Lessor shall not be liable to Lessee or their family, employees or guests for any damage to person or property caused by the acts of omissions of other persons whether such persons be off of the property of Lessor or on the property with or without permission of Lessor, nor shall Lessor be liable for losses or damages resulting from failure, interruption or malfunction in the utilities and amenities provided to Lessee.

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❖ **8.) Violations**

By Lessee, his/her family or his/her guests of any of the obligations of the Agreement, including among other violations, any disorderly conduct or breach of the rules and regulations under this lease, as amended from time to time, or any failure to pay rent on the date due, shall give the Lessor the right to terminate this lease as provided by the laws of the State of Virginia, and Lessor thereupon may enter premises to take and retain possession thereof, and exclude Lessee there from.

❖ **9.) Premises May Not Be For Business Purposes**

❖ **10.) It Is Agreed That If Lessee Should Vacate The Property Without Written Consent Of The Owner**

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Radford, Virginia

- ❖ 11.02) If the Lessee violates any condition of the lease and the Lessor employs an attorney to take action to enforce this agreement, the Lessee shall pay all costs involved, including without limitation, reasonable attorney's fees.

- ❖ 12.) **Waiver By Lessor**

Of any defaults or breaches by lessee shall not bar Lessor thereafter from requiring immediate performance by Lessee of this lease, nor shall Lessor be barred thereafter from immediate exercise of any or Lessor's rights or remedies in case of continuing or subsequent default or violation by Lessee.

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Of the premises is allowed only with the prior written approval of the Lessor.

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- ❖ 16.) LESSEE AND GUARANTORS ACKNOWLEDGE THE READING AND UNDERSTANDING OF THIS LEASE AGREEMENT AND DO FURTHER ACKNOWLEDGE THAT THE LEASE IS INCLUSIVE OF ALL THE TERMS AND CONDITIONS AS SET FORTH IN THIS DOCUMENT.

Lessee and Guarantor agree that the lease constitutes the entire agreement and understanding between the parties. Any parties whose names are signed to this Agreement shall be any deposits required herein. Furthermore, all parties shall be individually and collectively liable to Lessor for any damages as a result of default by Lessee. **In Witness Whereof**, The Lessor and Lessee have set their hands and seals the day and year first above written.

Witness the following signatures and seals:

↓ Print: Matthew Hamden Phone #276-233-0460
Sign: Matthew Hamden Lessor or Owner or
Authorized Agent For Lessor

Paid Sec Deposit
Cash \$450
12-10-25

Print: Erajaun Davis Phone# 434-238-6476 Lessee
Sign: Erajaun Davis

Paid Sec Deposit
by Michael L. Croft
11-19-25

Print: Eli Woody Phone# 540-238-9593 Lessee
Sign: Eli Woody

Central Rentals, LLC

Radford, Virginia

Print Security
Deposit
11-17-25
Zellz #450

✓ 4. Print: John Brandon Bishop Phone# 703-689-1801 Lessee
Sign: Brandon Bishop

Print 11-19-25
Cash App
900
For El. Woody
Also

✓ 5. Print: Michael Lacroix Phone# 540-539-2971 Lessee
Sign: M

6. Print: _____ Phone# _____ Lessee
Sign: _____

7. Print: _____ Phone# _____ Lessee
Sign: _____

8. Print: _____ Phone# _____ Lessee
Sign: _____



Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2022

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A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. (§55.1-1220) To enforce the right to get repairs, a tenant must be current in rent, give the landlord written notice and wait a reasonable period. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. This must be filed no later than five days after rent is due. There is no rent withholding in Virginia, except under repair and deduct. (§55.1-1244)

Repair and Deduct:

If an issue on the property affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 days after written notice from the tenant, the tenant may contract to have the repair done by a

licensed contractor at a cost of not more than \$1,500, or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the landlord an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. (§55.1-1244.1)

Eviction:

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. (§§55.1-1245, 1252). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days. (§44-209)

Unlawful Exclusion, Interruption of Essential Services, and Unlivable Premises:

A Landlord may not unlawfully exclude a tenant from the premises, interrupt an essential service, or make the unit unlivable. If this happens, the tenant may sue the landlord in General District Court and get an initial court hearing in five calendar days. At this hearing, a court may order the landlord to give the property back to the tenant, resume the essential service, or fix the conditions that make the unit unlivable. The court may also hold a second hearing 10 days after the first hearing and may find that the tenant is entitled to actual damages, statutory damages, and reasonable attorney's fees. (§55.1-1243.1)

Redemption (Pay & Stay):

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to 48 hours before the Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, a tenant may use these rights at any time. If the landlord has 4 or fewer rentals, the landlord may limit the tenant's use of these rights to once during the lease period if the landlord first sends a written notice. (§55.1-1250)

Tenant Responsibilities

Rent:

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. (§55.1-1204)

Late Fees:

If rent is not paid on time, the tenant must pay a late fee if the lease requires one. A late fee can be no more than 10% of the monthly rent, or 10% of the unpaid balance, whichever is less. (§55.1-1204(E))

Insurance:

A tenant may be required to have and pay for renter's insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

Access:

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlord's request is unreasonable. Unless impractical due to an emergency, the landlord must give 72-hours' notice of maintenance. If the tenant requests maintenance, notice is not required. (§55.1-1229)

Maintain Fit and Habitable Premises:

The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of any health and safety problems and must take reasonable steps to prevent



Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. (§55.1-1227)

Fair Housing:

The tenant may have a right to file a fair housing complaint if the landlord or property manager violates the Virginia Fair Housing Act. (§36-96.1 et seq)

In accordance with Section §55.1-1204 of the Code of Virginia, the undersigned parties hereby acknowledge that with respect to the dwelling unit known as:

1217 Fairfax Street
Roanoke, Virginia
24141

The Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website (dhcd.virginia.gov/landlord-tenant-resources) pursuant to Section §36-139 Code of Virginia.

<u>Matthew Haman</u> Landlord Signature	<u>Matthew Haman</u> Printed Name	<u>11-12-25</u> Date
 Landlord Agent (if applicable)	 Printed Name	 Date
<u>Erajawn Davis</u> Tenant Signature	<u>Erajawn Davis</u> Printed Name	<u>11-12-25</u> Date
<u>Brandon Bishop</u> Tenant Signature	<u>Brandon Bishop</u> Printed Name	<u>11-12-25</u> Date
<u>Eli Woody</u> Tenant Signature	<u>Eli Woody</u> Printed Name	<u>11-12-25</u> Date
<u>Michael Leroix</u> Tenant Signature	<u>Michael Leroix</u> Printed Name	<u>11-14-25</u> Date