

Kensington Portfolio Sale

Presented by
Target Realty

3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134



Price: \$180,000

Kensington Portfolio Sale

3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134



Package Deal in Kensington!

This is a portfolio sale featuring two tenant-occupied properties being sold AS-IS for \$180,000. Both tenants are on month-to-month leases, giving the buyer flexibility to either keep the tenants for steady rental income or deliver the properties vacant at settlement. This package includes 3402 Tampa St (2-bed, 1-bath, 728 sqft) and 257 E Elkhart St (3-bed, 1-bath, 924 sqft). Together, they generate \$18,600 annually, with tenants covering all utilities. "3402 Tampa St": \$8,400/year, "257 E Elkhart St": \$10,200/year. Both tenants have a reliable payment history, offering immediate cash flow with room for rent adjustments to align with market rates.

Situated in the Kensington-Port Richmond area, these properties benefit from their proximity to grocery stores, public transportation, and major highways such as I-95 and Aramingo Ave. The surrounding neighborhood is gaining momentum, driven by development and growth



Sean Lin

Seanlinhomes@gmail.com
(347) 798-6218

Target Realty

612-36 Washington Ave Unit 1
Philadelphia, PA 19147

spilling over from popular areas like Fishtown and Northern Liberties. This creates strong demand for rentals, ensuring a stable tenant pool and future appreciation potential. The homes are located within walking distance of restaurants, markets, and local shops, adding to the area's appeal.

Both properties are currently rented below market value, offering an excellent value-add opportunity for investors. Options include raising rents, repositioning the properties, or enrolling in Section 8 housing programs. This package provides long-term cash flow with minimal upfront effort and offers a pathway to higher returns through strategic updates. Whether you're looking to hold and rent or add value through improvements, this portfolio is a solid investment in a promising Philadelphia neighborhood.

Total Gross Income: \$18,600 annually

Cap Rate: 8% (estimated)

Occupancy: Tenant-occupied with flexibility—tenants can either remain or vacate prior to settlement, based on buyer preference

Condition: Well-maintained, Selling AS-IS

3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134

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3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134

Property Photos



9



1

Kensington Portfolio Sale

3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134

Property Photos



257 E Elkhart St

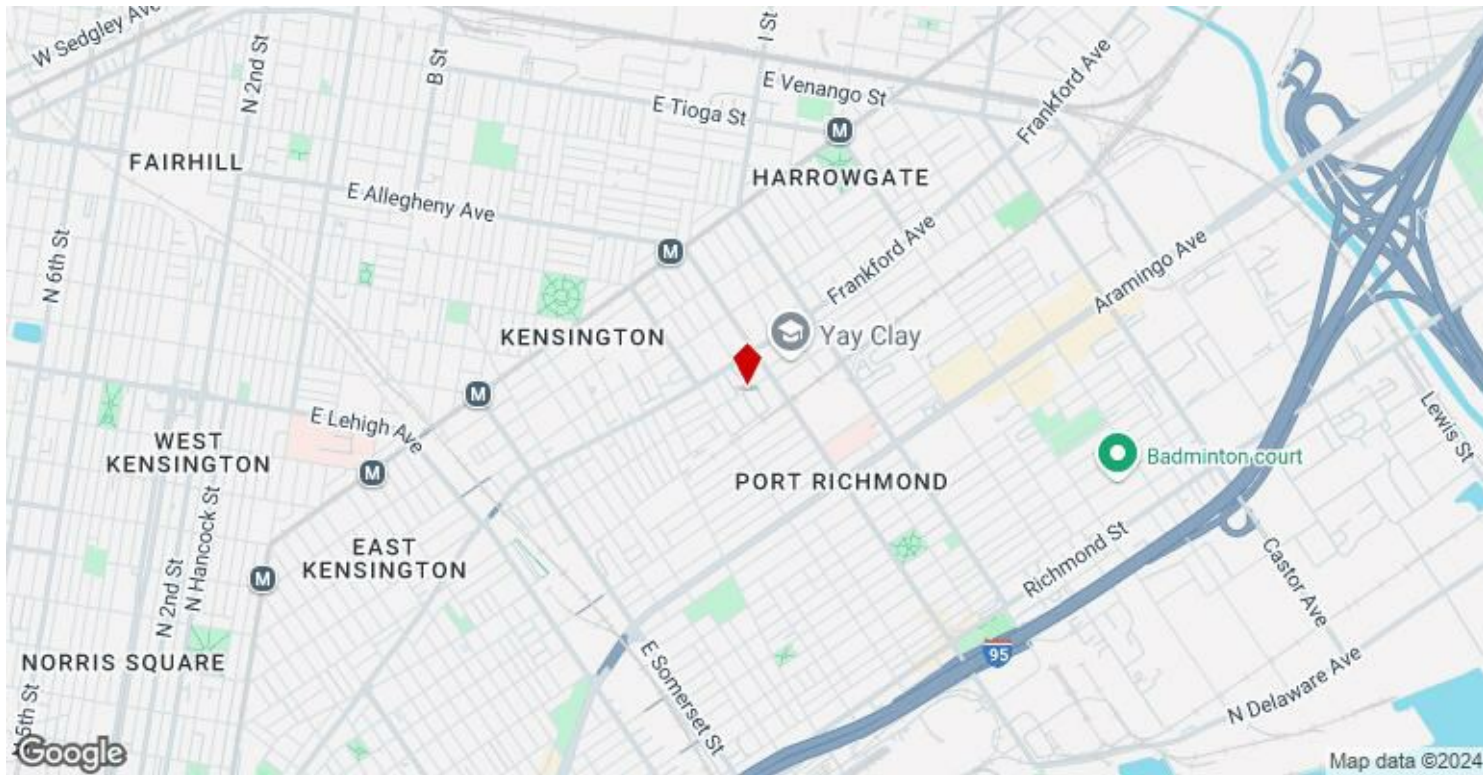


3402 Tampa St

Kensington Portfolio Sale

3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134

Location



RESIDENTIAL LEASE

1. This LEASE, dated May 14, 2018 PARTIES
is between LANDLORD(S) EMULO SHLOSSES
SHLOSSES BROS LLC and TENANT(S) BANDSAR SHLOSSES

2 called "Landlord," and TENANT(S)
3 X Andre Gibson Andre Wilson 179-70-9941 2675286118
4 X Mary Gonzalez Angie Leung 165-64-7319
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

Rental Payments: BANDSAR SHLOSSES
Payable to: _____

Maintenance Requests:
Contact: _____

15 Phone: 2159178348

Fax: _____

Phone: _____

Fax: _____

20 4. START AND END DATES OF LEASE (also called "Term") RENTAL TERM
21 (A) Start Date: JUNE 1, 2018, at _____, 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 ML

Landlord(s) RO Page LLC

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. \$ 850.00
31 (B) The total Rent due each month is: \$
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: _____ Other: _____

7. PAYMENT SCHEDULE

42 (A) Security Deposit held in escrow by: _____ Due Date _____ Paid _____ Due _____
43 Held at (financial institution): _____
44 (B) First month's rent: _____ \$ 850.00 & 850.00
45 (C) Other: _____ \$ 850.00 & 850.00
46 (D) Other: _____ \$ 850.00 & 850.00
47 (D) Other: _____ \$ 850.00 & 850.00

48 Total Rent and security deposit received to date: \$ _____
49 Total amount due: \$ 3,400.00

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

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

CARE AND USE OF PROPERTY

57 9. USE OF PROPERTY AND AUTHORIZED OCCUPANTS
58 (A) Tenant will use Property as a residence ONLY.
59 (B) Not more than 8 people will live on Property. List all other occupants who are not listed as Tenants in paragraph 1:
60 _____
61 _____

10. POSSESSION

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

11. LANDLORD'S RIGHT TO ENTER

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

13. APPLIANCES INCLUDED

81 Stove Refrigerator Dishwasher Washer Dryer Garbage Disposal Microwave
82 Air Conditioning Other _____
83 Landlord is responsible for repairs to appliances listed above unless otherwise stated here:
84 _____
85 _____
86

14. UTILITIES AND SERVICES

tenant(s) AG MB

landlord(s) RS BS

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
	days	days	days	days
92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
101	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
102	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
103	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
104	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Telephone Service
 Snow/Ice Removal
 Pest/Rodent Control
 Maintenance of Common Areas
 Parking Fee
 Condominium Fee
 Cable Television
 Air Conditioning

USAGE WATER
 TENANT PAY

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.

122 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.

133 19. SMOKE DETECTORS AND FIRE PROTECTION SYSTEMS

(D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.

(E) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.

135 20. 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

(A) Property was built in or after 1978. This paragraph does not apply.

(B) Property was built before 1978. Landlord and Tenant must provide information in this paragraph.

(C) 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 MS

landlord(s) RS BT

150 the lead-based paint and lead-based paint hazards.
151 (B) Landlord has no reports or records about lead-based paint or lead-based paint hazards on the Property unless stated below:
152 Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on
153 the property. List records and reports:
154

155 (C) Tenant initial all that are true:

156 ~~MMV~~ Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.
157 ~~MMV~~ Tenant has read the information given by Landlord in paragraph 20 (A) and (B) above.
158 ~~MMV~~ Tenant has received all records and reports that Landlord listed in paragraph 20 (B) above.

159 (D) Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge.
160 21. DESTRUCTION OF PROPERTY

161 (A) Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by any
162 other cause. Tenant will immediately notify Landlord or Landlord's agent of any condition in the Property that could severely
163 damage or destroy the Property.

164 (B) If the Property is severely damaged or destroyed for any reason:
165 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
166 until the damages are repaired, OR

167 2. If the law does not allow Tenant to live on the Property, this lease is ended.

168 (C) If Lease is ended, Landlord will return any unused security deposit or advanced rent to Tenant.
169 (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
170 will continue to pay rent, even if Tenant cannot occupy the Property.

171 22. INSURANCE AND RELEASE

172 (A) Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain
173 property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property.
174 CHECKED. Tenant must have insurance policies providing at least \$ _____ property insurance
175 and \$ _____ liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured
176 while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide proof
177 of insurance upon request.

178 (B) Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.
179 (C) Tenant is responsible for any loss to Landlord caused by Tenant, Tenant's family or Tenant's guests, including attorney's fees.

180 ENDING LEASE

181 23. LANDLORD REMEDIES IF TENANT BREACHES LEASE

182 (A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:
183 1. Taking possession of the Property by going to court to evict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable
184 costs, including the cost for Landlord or Landlord's agent to attend court hearings.

185 2. Filing a lawsuit against Tenant for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term.
186 If Landlord wins (gets a money judgment against Tenant), Landlord may use the court process to garnish Tenant's wages and take
187 Tenant's personal goods, furniture, motor vehicles and money, in banks.

188 3. Keeping Tenant's Security Deposit to be applied against unpaid rent or damages, or both.

189 (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice.
190 TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT
191 NOTICE PERIOD IS STATED HERE:

192 193 24. TENANT ENDING LEASE EARLY

194 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
195 permission of Landlord, and only if:

196 (A) Tenant gives Landlord at least _____ days written notice, AND

197 (B) Tenant pays Landlord a Termination fee of _____, AND

198 (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
199 Landlord and a new lease takes effect, whichever happens first.

200 25. ABANDONMENT

201 (A) If Tenant abandons Property while Rent is due and unpaid, Landlord has the right to take possession of the Property immediately
202 and to rent the Property to another tenant.

203 (B) Any of Tenant's personal property or possessions remaining on the Property after Tenant moves out will be considered to be
204 abandoned property. Landlord will have the right to remove and dispose of any abandoned property in any manner determined by
205 Landlord. Tenant will pay for the cost of removal and disposal of abandoned property.

206 26. SALE OF PROPERTY

207 (A) If Property is sold, Landlord will give Tenant in writing:
208 1. Notice that the Security Deposit has been given to the new landlord, who will be responsible for it.

209 2. The name, address and phone number of the new landlord and where rent is to be paid, if known.

210 (B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord.
211 (C) Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord.
212 (D) If Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if
213 Landlord gives at least _____ days written notice to Tenant. Tenant is not entitled to any payment of damages.

tenant(s) AG MW

landlord(s) RS BA

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
229 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 _____ DATE 5-14-18
X Andre Gibbs
WITNESS _____ TENANT _____ DATE 5-14-18
Andree Williams

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
NEWBORN PENNSYLVANIA ASSOCIATION OF NOTARIES
WITNESS _____ LANDLORD _____ DATE 5-14-18
Ronald Jalosjos
WITNESS _____ LANDLORD _____ DATE 5-14-18
Randy Jalosjos
WITNESS _____ LANDLORD _____ DATE 5-14-18
Brady George

tenant(s) DMG landlord(s) RS BS Page 5 of 7

RESIDENTIAL LEASE

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

Romulo P Jalosjos



called "Landlord," and TENANT(S)

BRENDA EVELISSE MARTINEZ MATOS

Brenda Evelisse Matos

called "Tenant," for the Property located at

3402 TAMPA ST. PHILA., PA 19124

called "Property"

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

2. CO-SIGNERS

Co-signers:

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

3. LANDLORD CONTACT INFORMATION

Rental Payments:

Payable to: Romulo P Jalosjos,

Maintenance Requests:

Contact: Romulo P Jalosjos 2nd

Phone: 2159178348 Fax: _____ Phone: _____ Fax: _____

RENTAL TERM

START AND END DATES OF LEASE (also called "Term") at 12:00 PM a.m./p.m.

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

RENEWAL TERM (check one) _____ (also called the

This Lease will AUTOMATICALLY RENEW for a term of month/month _____ unless

"Renewal Term") at the End Date of this Lease or at the end of any Renewal Term unless _____ days written notice before End Date or before the end of any Renewal Term, OR

1. Tenant gives Landlord at least _____

tenant(s) B.M.

Landlord(s) R. Jalosjos

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. \$ 700.00
31 (B) The total Rent due each month is: \$ _____
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
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
43 (A) Security Deposit held in escrow by: zomulo p jalosjos2nd Due Date _____ Paid _____ Due _____
44 Held at (financial institution): _____

45 (B) First month's rent _____ \$ _____
46 (C) Other _____ \$ _____
47 (D) Other _____ \$ _____

48 Total Rent and security deposit received to date: _____ \$ _____
49 Total amount due: _____ \$ _____

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

57 9. USE OF PROPERTY AND AUTHORIZED OCCUPANTS
58 (A) Tenant will use Property as a residence ONLY.
59 (B) Not more than 2 people will live on Property. List all other occupants who are not listed as Tenants in paragraph 1:
60 _____
61 _____

POSSESSION

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

LANDLORD'S RIGHT TO ENTER

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

APPLIANCES INCLUDED

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

UTILITIES AND SERVICES

tenant(s) BL

landlord(s) BC

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
87				
88				
89				
90				
91	Landlord	Tenant	Landlord	Tenant
92	pays	pays	pays	pays
93	<input type="checkbox"/>	<input checked="" type="checkbox"/> Cooking Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Air Conditioning
94	<input type="checkbox"/>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/> Cable Television
95	<input type="checkbox"/>	<input checked="" type="checkbox"/> Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/> Condominium Fee
96	<input type="checkbox"/>	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/>	<input checked="" type="checkbox"/> Parking Fee
97	<input type="checkbox"/>	<input checked="" type="checkbox"/> Cold Water	<input type="checkbox"/>	<input checked="" type="checkbox"/> Maintenance of Common Areas
98	<input type="checkbox"/>	<input checked="" type="checkbox"/> Trash Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pest/Rodent Control
99	<input type="checkbox"/>	<input type="checkbox"/> Sewer Foccs	<input type="checkbox"/>	<input checked="" type="checkbox"/> Snow/Ice Removal
100	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sewer Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Telephone Service
101	<input type="checkbox"/>	<input checked="" type="checkbox"/> Lawn and Shrubby Care	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>WATER - USMETS ONLY</u>
102	<input type="checkbox"/>	<input type="checkbox"/> Heater Maintenance Contract	<input type="checkbox"/>	
103	Comments:			
104				

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.
- 110 including any elevators.
- 111 4. Tell Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
- 112 5. Observe all laws.
- 113
- 114 (B) Tenant will not:
- 115 1. change locks on the front door without giving the Landlord a copy of the key.
- 116 2. Keep any flammable, hazardous and/or explosive materials on the Property.
- 117 3. Destroy, damage or deface any part of the Property or common areas.
- 118 4. Disturb the peace and quiet of other tenants or neighbors.
- 119 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.
- 120 6. Perform any maintenance or repairs on the Property unless otherwise stated in the Rules and Regulations, if any.
- 121 (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.
- 122 16. SUBLEASING AND TRANSFER
- 123 (A) Landlord may transfer this Lease to another landlord. Tenant agrees that this Lease remains the same with the new landlord.
- 124 (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.
- 125
- 126 17. PETS
- 127 Tenant will not keep or allow any pets of any part of the Property, unless checked below.
- 128 Tenant may keep pets with Landlord's written permission according to the terms of the attached Rules and Regulations.
- 129 18. RULES AND REGULATIONS
- 130 (A) Rules and Regulations for use of the Property and common areas are attached. Yes No
- 131 (B) Any violation of the Rules and Regulations is a breach of this Lease.
- 132 (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.
- 133 (D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.
- 134
- 135 19. SMOKE DETECTORS AND FIRE PROTECTION SYSTEMS
- 136 (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.
- 137 (B) Tenant will immediately notify Landlord or Landlord's agent of any broken or malfunctioning smoke detectors.
- 138 (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.
- 140 (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.
- 142 (E) Tenant will pay for damage to the Property if Tenant fails to maintain smoke detectors or other fire protection systems.
- 143
- 144 20. LEAD-BASED PAINT HAZARD DISCLOSURES FOR PROPERTY BUILT BEFORE 1978
- 145 Property was built in or after 1978. This paragraph does not apply.
- 146 Property was built before 1978. Landlord and Tenant must provide information in this paragraph.
- 147 (A) Landlord does not know of any lead-based paint or lead-based paint hazards on the Property unless stated below:
- 148 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
- 149

tenant(s) BH

landlord(s) RS

150 the lead-based paint and lead-based paint hazards.
151 (B) Landlord has no reports or records about lead-based paint or lead-based paint hazards on the Property unless stated below:
152 Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on
153 the property. List records and reports:
154
155

156 (C) Tenant initial all that are true:
157 Tenant has received the pamphlet "Protect Your Family From Lead in Your Home."
158 Tenant has read the information given by Landlord in paragraph 20 (A) and (B) above.
159 Tenant has received all records and reports that Landlord listed in paragraph 20 (B) above.

160 (D) Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge.

161 **21. DESTRUCTION OF PROPERTY**

162 (A) Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by any
163 other cause. Tenant will immediately notify Landlord or Landlord's agent of any condition in the Property that could severely
164 damage or destroy the Property.

165 (B) If the Property is severely damaged or destroyed for any reason:
166 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
167 until the damages are repaired. OR

168 2. If the law does not allow Tenant to live on the Property, this lease is ended.

169 (C) If Lease is ended, Landlord will return any unused security deposit or advanced rent to Tenant.

170 (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
171 will continue to pay rent, even if Tenant cannot occupy the Property.

172 **22. INSURANCE AND RELEASE**

173 (A) Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain
174 property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property.

175 IF CHECKED, Tenant must have insurance policies providing at least \$ _____ property insurance
176 and \$ _____ liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured

177 while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide proof
178 of insurance upon request.

179 (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

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

181 (A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:

182 1. Taking possession of the Property, by going to court to evict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable
183 costs, including the cost for Landlord or Landlord's agent to attend court hearings.

184 2. Filing a lawsuit against Tenant for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term.

185 If Landlord wins (gets a money judgment against Tenant), Landlord may use the court process to garnish Tenant's wages and take
186 Tenant's personal goods, furniture, motor vehicles and money, in banks.

187 3. Keeping Tenant's Security Deposit to be applied against unpaid rent or damages, or both.

188 (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice.

189 **TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT
190 NOTICE PERIOD IS STATED HERE:**
191
192

193 **24. TENANT ENDING LEASE EARLY**

194 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
195 permission of Landlord, and only if:

196 (A) Tenant gives Landlord at least _____ days written notice, AND

197 (B) Tenant pays Landlord a Termination fee of _____, AND

198 (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
199 Landlord and a new lease takes effect, whichever happens first.

200 **25. ABANDONMENT**

201 (A) If Tenant abandons Property while Rent is due and unpaid, Landlord has the right to take possession of the Property immediately
202 and to rent the Property to another tenant.

203 (B) Any of Tenant's personal property or possessions remaining on the Property after Tenant moves out will be considered to be
204 abandoned property. Landlord will have the right to remove and dispose of any abandoned property in any manner determined by
205 Landlord. Tenant will pay for the cost of removal and disposal of abandoned property.

206 **26. SALE OF PROPERTY**

207 (A) If Property is sold, Landlord will give Tenant in writing:

208 1. Notice that the Security Deposit has been given to the new landlord, who will be responsible for it.

209 2. The name, address and phone number of the new landlord and where rent is to be paid, if known.

210 (B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord.

211 (C) Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord.

212 (D) If Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if
213 Landlord gives at least _____ days written notice to Tenant. Tenant is not entitled to any payment of damages.

tenant(s) BL

landlord(s) BS

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
- ~~ALL~~ 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 Bruce Hartline DATE Oct-21-2021
Bruce Mackay

WITNESS _____ TENANT _____ DATE _____
 WITNESS _____ CO-SIGNER _____ DATE _____
 WITNESS _____ CO-SIGNER _____ DATE _____

WITNESS _____ LANDLORD Ronulo P. Messersmith DATE OCT. 1, 2021

WITNESS _____ LANDLORD _____ DATE _____

tenant(s) _____

landlord(s) _____

RECEIPT

NO. _____ JULY 29 20 24

RECEIVED FROM ANDRE / MARY \$ 850.00

EIGHT HUNDRED FIFTY DOLLARS

FOR RENT FOR AUG RENT

ACCOUNT _____ CASH _____
 PAYMENT _____ CHECK _____
 BAL. DUE _____ MONEY ORDER _____

FROM _____ TO _____
 BY JALOSJOS BROS

RECEIPT

NO. _____ AUG 29 20 24

RECEIVED FROM ANDRE GIBSON + MARY GONZALEZ \$ 1005.00

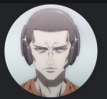
ONE THOUSAND FIVE DOLLARS

FOR RENT FOR JUNE + JULY RENT, LATE FEES + WATER

ACCOUNT _____ CASH _____
 PAYMENT _____ CHECK _____
 BAL. DUE _____ MONEY ORDER _____

FROM JALOSJOS BROS TO _____
 BY 1,005.00 FOR CASH APP ALSO

Messages



Dysheen Randall

Payment from \$VVSheen

\$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	Dysheen Randall

2:24

LTE

Your history

-  renta y agua Friday ♥ \$760
-  renta y agua Aug 1 + \$760
-  Agua Jun 1 + \$48.83
-  renta May 31 + \$700
-  agua May 1 + \$30

Last 3-month Rent Payments