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Residential Lease Agreement

State of Virginia

No additional security deposits or rent shall be charged unless they are listed below or incorporated into this agreement by way of a separate addendum after execution of this rental agreement.

Security deposit: $_____

Rent due each payment period: $_____

Other charges (one-time charges due before the start of the lease or included in the first rent payment, and any fee charged each month): _____

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant: _____

Term: From _____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays: _____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone: _____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at _____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Virginia (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

Landlord accepts payment of rent and any security deposit by check and by money order. Landlord will give Tenant a written receipt whenever Tenant pays rent in cash or by money order.

Landlord will not charge a fee to collect or process a payment of rent, a deposit or any other fee unless Landlord also offers a way to pay that has no added fee. Where a fee applies to a payment by credit card, debit card or electronic payment, it will not be more than the actual out-of-pocket cost a third party charges Landlord to process that payment.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Late fee

If rent is not received within _____ days after the due date, Tenant owes a late fee of _____. The fee is charged once for each late payment and is never added to another late fee. No late fee is owed on rent Tenant lawfully withholds. If no amount is written here, no late fee is charged.

A late fee will not be more than the lesser of 10 percent of the periodic rent or 10 percent of the remaining balance due and owed by Tenant.

12. Returned payments

If a check or other payment is returned unpaid, Tenant owes a returned-payment fee of $_____, and still owes the payment itself. If no amount is written here, no returned-payment fee is charged.

The returned-payment fee for a check that the bank refuses to pay because there was no account or not enough money in it will not be more than $50.

13. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed, and does not give up any right unless Landlord agrees in writing or the law says otherwise.

14. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

15. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

16. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

When the tenancy ends or Tenant moves out, whichever is later, Landlord may apply the deposit only to unpaid rent, including the reasonable late charges this lease states; to damage to the Home that Tenant caused by not keeping it as the law requires, less reasonable wear and tear; to other damages or charges this lease provides for; and to actual damages for a breach of this lease.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may count toward that limit.

Within 45 days after the tenancy ends or Tenant moves out, whichever is later, Landlord will give Tenant a written notice that itemizes the deposit and every deduction, together with any amount due to Tenant. If the damage is more than the deposit and needs an outside contractor, Landlord will tell Tenant so in writing within those 45 days, and then has 15 more days to itemize the damage and the cost of repair.

If Landlord makes a deduction from the deposit during the tenancy, Landlord will tell Tenant in writing, with the reasons itemized, within 30 days of deciding on the deduction. Landlord need not do so for a deduction made less than 30 days before the lease ends.

If more than one person signs as Tenant, Landlord will make the refund one check payable to all of them, sent to a forwarding address that one of them gives, unless every Tenant agrees otherwise in writing.

When Landlord asks Tenant to move out, or within five days after Landlord receives Tenant's notice of intent to move out, Landlord will give Tenant written notice of Tenant's right to be present when Landlord inspects the Home to decide how much of the deposit is returned. If Tenant tells Landlord in writing that Tenant wants to be present, Landlord will tell Tenant the date and time of the inspection, which will be within 72 hours after Tenant gives up possession. After the inspection Landlord will give Tenant a written deposit statement with an itemized list of damages.

17. Where the deposit is held

Landlord will hold and account for the deposit as Virginia law requires.

18. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

If Landlord owns more than four rental dwelling units, or more than a 10 percent interest in more than four, Landlord will give Tenant written notice at least 60 days before the term ends, or longer where Virginia law requires a longer notice, of any rent increase for the next term if Tenant has the option to renew this lease or this lease renews automatically, and of any decision not to renew this lease.

In a month-to-month tenancy, or if Tenant stays with Landlord's agreement after this lease ends, Landlord may change the rent by written notice to Tenant. The new rent does not start before the next rent due date coming 30 days after the notice.

19. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

20. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for how guests behave and for any damage they cause.

21. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

22. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

23. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

24. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

If pets are allowed: the pet deposit is $_____ and pet rent is $_____ a month. If no amount is written here, none is charged. A pet deposit is handled like the security deposit. Where the law limits deposits, it may count toward that limit.

25. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

26. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

27. Parking and vehicles

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

28. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

29. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

30. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it

on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

A written rule binds Tenant only if Landlord gave Tenant a copy when Tenant signed this lease or when the rule was adopted. A rule adopted or changed after Tenant signs this lease binds Tenant if Landlord gave Tenant reasonable notice and the rule does not substantially modify Tenant's bargain. A rule that does substantially modify Tenant's bargain is not valid unless Tenant consents to it in writing.

31. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

32. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

33. Move-in condition record

Within five days after Tenant takes occupancy, Landlord will give Tenant a written report that lists the damage to the Home that exists at move-in. The attached Move-in Condition Record is that report. It also says whether there is any visible evidence of mold in the readily accessible areas inside the Home. Each keeps a copy.

The report is treated as correct unless Tenant objects to it in writing within five days after receiving it. If Landlord and Tenant prepare it together, both sign it. The record is used at move-out to tell damage from what was already there.

34. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

35. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

36. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

37. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

38. Smoke and carbon monoxide alarms

The Home has working smoke alarms and, where the law requires them, carbon monoxide alarms. Tenant will test them regularly, leave them connected and tell Landlord at once if one is not working.

39. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

40. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

41. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

Landlord's written move-in report says whether there is any visible evidence of mold in the readily accessible areas inside the Home. A statement that there is none is treated as correct unless Tenant objects in writing within five days after receiving the report.

If the report says there is visible evidence of mold, Tenant may choose not to take, or not to stay in, the Home. If Tenant asks to take or stay in the Home anyway, Landlord will promptly remediate the mold, no later than five business days after Tenant's request or decision, reinspect the Home, and prepare a new report saying there is no visible evidence of mold on reinspection.

42. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

43. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

44. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant has the right to buy a renter's insurance policy that is separate from any policy Landlord buys. If Tenant does, Tenant will give Landlord written proof of the coverage and keep the coverage in force during the term of this lease. Landlord gives Tenant a summary or certificate of any policy Landlord buys for Tenant, before Tenant signs this lease, and a copy of the policy on request.

45. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

Tenant does not waive or give up any right or remedy under the Virginia Residential Landlord and Tenant Act. Nothing in this lease limits Landlord's liability to Tenant under the law, asks Tenant to cover Landlord for that liability or its costs, or lets anyone confess judgment against Tenant on a claim under this lease.

46. Fire or other serious damage

If fire or other casualty damages the Home or the property so badly that Tenant's use and enjoyment of the Home is substantially impaired, or the repairs can only be done if Tenant moves out, either Tenant or Landlord may end this lease. Tenant may end it by moving out and then, within 14 days after moving out (21 days if Tenant moves out on or after January 1, 2027), giving Landlord written notice that Tenant is ending the lease. The lease then ends on the date Tenant moves out. Landlord may end it by giving Tenant 14 days' written notice (21 days for a notice given on or after January 1, 2027) that the damage requires Tenant to leave and that use of the Home is substantially impaired. From January 1, 2027, Landlord may give that notice only after Landlord has met, or tried to meet, with Tenant to discuss the damage and other choices, and has offered Tenant a similar unit in the same complex if one will be available to rent within a reasonable time, unless Landlord has determined that Tenant's violation of Tenant's duties under Virginia law caused the damage. Rent is figured as of the date of the fire or casualty. When the lease ends this way, Landlord will return the deposit and any prepaid rent, with interest, as the law requires, unless Landlord reasonably believes that Tenant, someone Tenant allows to live in the Home, or Tenant's guest caused the damage. In that case Landlord will give Tenant a written statement of what Landlord keeps.

47. When Landlord may enter

Tenant will not unreasonably withhold consent to Landlord entering the Home to inspect it; make necessary or agreed repairs, decorations, alterations or improvements; supply necessary or agreed services; or show the Home to buyers, mortgage lenders, new tenants, workers or contractors.

Landlord may enter the Home without Tenant's consent in an emergency. Landlord will not abuse the right to enter or use it to harass Tenant. Except in an emergency or where it is impractical, Landlord will give Tenant notice of the intent to enter and will enter only at reasonable times.

Unless it is impractical, Landlord will give Tenant at least 72 hours' notice of routine maintenance that Tenant has not requested. The work will be done within 14 days after the notice is delivered, and the notice will state

the last date on which it may possibly be done. Landlord need not give notice for maintenance Tenant has requested.

48. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

49. Giving notice to move out

Either side may end a month-to-month tenancy by serving written notice on the other at least 30 days before the next rent due date. If Tenant pays rent weekly, the notice is at least seven days before the next rent due date.

A notice must be in writing and say the date the tenancy ends.

50. Leaving early

☐ Tenant may end this lease early by giving_____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If Tenant moves out early with no right to, Tenant owes rent until the Home is rented to someone else or the term ends, whichever comes first. Landlord will make reasonable efforts to rent the Home again, and Tenant also owes the reasonable cost of doing so, if the law allows it.

51. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's household in some cases. Landlord may not charge an early-termination fee for using this right.

Under Virginia law, a member of the Armed Forces of the United States, or a member of the National Guard serving on full-time duty or as a civil service technician, may end this lease if the member has received permanent change of station orders; has received temporary duty orders longer than three months; is discharged or released from active duty or from full-time or technician status; is ordered to report to government-supplied quarters, which ends the basic allowance for quarters; or has received a stop movement order, in response to a local, national or global emergency, that is effective indefinitely or for at least 30 days and that prevents the member from living in the Home.

To do so, Tenant serves written notice on Landlord ending the lease on a date stated in the notice. The date must be at least 30 days after the first date on which the next rent payment is due after the notice is given. Before that date, Tenant will give Landlord a copy of the official notice of the orders or a signed letter from Tenant's commanding officer confirming the orders. Landlord will not charge liquidated damages for this. Tenant must still keep the Home as the law requires.

Nothing in this lease waives Tenant's rights or remedies under the Servicemembers Civil Relief Act, and Landlord will not make this lease depend on Tenant signing such a waiver.

52. Safety, and other rights to leave early

Whatever this lease says, a Tenant who is a victim of family abuse, sexual abuse or other criminal sexual assault, stalking, or trafficking may end Tenant's obligations under this lease if (a) Tenant has obtained an order of protection, or a preliminary or permanent protective order, during the term of this lease and gives the notice

below during the period of that order or any extension of it; or (b) a court has convicted a perpetrator of, or a magistrate, law-enforcement agency, grand jury, special grand jury or court has issued a warrant, summons, information or indictment charging a person with, one of those crimes against Tenant during the term of this lease.

To do so, Tenant serves written notice on Landlord ending the lease 28 days after the notice is served, with a copy of the order of protection, or of the conviction order, warrant, summons, information or indictment. Rent is payable as this lease requires through the date the lease ends. Landlord will not charge liquidated damages. Tenant must still keep the Home as the law requires through that date. Any other tenant on this lease stays responsible for the rent for the rest of the term. If the person who committed the act is the only tenant left on this lease, Landlord may end the lease and collect actual damages from that person.

53. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

54. If Tenant leaves without notice, or leaves belongings

Landlord may treat the Home as abandoned, and deal with anything left behind, only as the law allows.

55. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant may ask to be present when Landlord inspects the Home, and Landlord will agree if it can reasonably be arranged, or as the law requires.

56. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

57. Attorney fees

☐ This lease does not require either side to pay the other's attorney fees. A court may still award attorney fees where the Virginia Residential Landlord and Tenant Act allows it.

58. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

59. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease

takes away a right that the law says cannot be given up.

60. Which law applies

Virginia law and any local law that applies to the Home govern this lease.

61. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

62. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

63. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

64. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

65. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law. ☐ The home was built in 1978 or later, so this section does not apply.

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the

information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

66. Written disclosures made before signing

Condominium, cooperative, or displacement plans (tick one; a multifamily Home only):

☐ No application to register this property as a condominium or cooperative has been filed with the Real Estate Board, and there is no existing plan, within six months, to displace tenants by demolition, substantial rehabilitation, or conversion to office, hotel, motel or planned unit development use.

☐ Landlord discloses that an application to register this property as a condominium or cooperative has been filed, or that there is an existing plan, within six months, to displace tenants by demolition, substantial rehabilitation, or conversion to office, hotel, motel or planned unit development use: _____.

Military air installation (tick one):

☐ The Home is not located in a noise zone or an accident potential zone designated by the locality on its official zoning map.

☐ The Home is located in a noise zone or an accident potential zone, or both, designated by the locality on its official zoning map: _____.

Defective drywall (tick one):

☐ Landlord has no actual knowledge of defective drywall in the Home that has not been remediated.

☐ The Home has defective drywall that has not been remediated.

Methamphetamine (tick one):

☐ Landlord has no actual knowledge that the Home was previously used to manufacture methamphetamine and was not cleaned up as Virginia's guidelines require.

☐ The Home was previously used to manufacture methamphetamine and has not been cleaned up as Virginia's guidelines require.

67. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Visible evidence of mold in areas readily accessible within the interior of the Home (tick one):

☐ There is no visible evidence of mold.

☐ There is visible evidence of mold.

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony: _____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in: _____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Notice about renter's insurance and flood damage

Landlord is not responsible for Tenant's personal property.

Landlord's insurance coverage does not cover Tenant's personal property.

If Tenant wishes to protect Tenant's personal property, Tenant should obtain renter's insurance.

Renter's insurance that Tenant obtains does not cover flood damage.

Tenant is advised to contact the Federal Emergency Management Agency (FEMA), or to visit the websites for FEMA's National Flood Insurance Program or for the Virginia Department of Conservation and Recreation's Flood Risk Information System, to find out whether the property is located in a special flood hazard area.

If Tenant asks for this notice in a language other than English, Landlord may help Tenant find a translator or refer Tenant to an electronic translation service, and will not charge a fee for that help.