

RENTAL AGREEMENT

1. PARTIES. THIS RENTAL AGREEMENT (hereinafter "Lease" or "Agreement") dated _____ between _____ as Owner or Landlord ("Landlord"), and _____, _____, and _____, (collectively hereinafter "Tenant"). The name and address of [] Landlord or [] Landlord's Agent is _____, address: _____. If this information changes in the future, Landlord or its authorized agent will notify you by email within one business day and, if applicable, will post the identity of the new landlord or authorized agent in the leasing office. Tenant along with the following minor persons, _____, shall be authorized occupants.

As stated in Tenant's Rental Application, Tenant's primary language is: _____

2. TERM AND DESCRIPTION. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises known as _____, County of _____, State of Colorado, ("the Premises" or "Property"). The term of this Agreement begins on _____ ("Lease Start Date"), and ends on _____ (the "Expiration Date"). Except for month-to-month periods, any renewals or extensions of the Lease or term for an additional specified term or renewal, must be in writing and signed by both Tenant and Landlord. Pursuant to C.R.S. § 38-12-1302, if the Lease term is less than twelve (12) months, Part 13 of Title 38 Article 12 Colorado Revised Statutes does not apply.

3. RELIANCE ON AND RELEASE OF RENTAL INFORMATION. Tenant acknowledges that Landlord is entering into this Lease in reliance on the information contained in Tenant's Rental Application and all other information provided to Landlord by Tenant. If at any time it is determined that such information is false or materially misleading, Tenant will be in default of this Lease and Landlord shall have the option to terminate this Lease if Tenant fails to provide true and accurate information to Landlord within ten (10) days after receiving a written demand for Compliance or Possession from Landlord. Tenant shall promptly notify Landlord in writing of any subsequent change in the information provided by Tenant on Tenant's Rental Application or portable screening report. Landlord may provide law enforcement, governmental agencies and officials, and census takers, with or without a subpoena or court order, information regarding this Lease and Tenant or any other person believed to be present at the Premises including but not limited to information regarding the identity of those occupying the Premises, their contact information, and their criminal history. Landlord may also disclose such information for business purposes including reporting any paid or unpaid debts to credit bureaus. At any time Tenant owes or is financially liable to Landlord pursuant to this Lease, Tenant agrees that Landlord may conduct background, criminal history, and credit checks, and Tenant agrees to promptly inform Landlord of any changes in employment.

4. RENT. In addition to any other sums due under this Lease, Tenant agrees to pay Landlord monthly rent of \$_____ commencing on Lease Start Date _____. Tenant shall pay monthly rent in advance without demand or notice. Rent is due on (check One):

- on or before the 1st day of the month
 - on or before the ___ day of the month prior to the month in which rent is due
 - on or before the last day of the month prior to the month in which rent is due
- (If no box is checked rent is due on or before the _____ day of the month)

Rent is late if not paid by _____ if it is due. Tenant shall make all payments due to Landlord at _____, or at such other place or in such other manner as Landlord designates in writing. Upon written notice, regardless of Tenant's default, Landlord may require Tenant to pay Landlord all sums electronically, in certified funds, or by one monthly check or payment rather than in multiple checks or payments. Landlord shall apply monies received from Tenant in the following order: (1) rent, (2) other charges and fees due from Tenant, regarding any obligations on payments made by Tenant or when Tenant's obligation to pay such monies arose. Unless affected by statute, Tenant's promise and covenant to pay rent is independent, absolute, without right to setoff, offset, or deduction. Tenant, for any reason whatsoever, including but not limited to, any alleged breach by Landlord or Landlord's Agents.

PRORATED RENT. If this Agreement starts on a date other than the FIRST day of any month, the rent and options fees for the partial month shall be computed based upon a daily rate, which shall be calculated by dividing the total monthly rent and options fees by the number of days in the applicable month and shall be due upon execution of the Lease. If this Lease commences after the 20th day of the month, payment of the rent and options fees for the partial month together with rent and options fees for the next full month will be required upon execution of the Lease. Notwithstanding any preliminary agreement to the contrary, the rent due upon execution of the Lease shall be \$«ProRateRent» and covers rent through «ProRateEndDate». The options fees due upon execution of the Lease shall be \$«ProRateOptionsFees» and covers the options fees through «ProRateEndDate». If at any time any prorated amounts are due under this Lease, any such prorated amounts will be calculated in accordance with this section.

6. SECURITY DEPOSIT. Tenant agrees to deposit with the Landlord \$_____ as a Security Deposit. Regardless of when given or for what purpose, any Security Deposit paid by Tenant is collectively hereinafter referred to as "Deposit." If the Landlord maintains the Deposit in an interest-bearing bank account, Tenant consents to Landlord retaining the interest, except as required by law. Regardless of the purpose of any Deposit, Landlord may apply any Deposit to any sum owed by Tenant. Tenant shall not apply or use any portion of the Deposit as an offset or reduction to the payment of rent or other sums due under this Lease at any time for any reason whatsoever. Landlord shall have the right to apply such portion(s) of the Deposit reasonably necessary to remedy any default(s) by Tenant in the payment of rent, late fees or any other sum, or to repair any damage to the Premises or to Landlord's property caused by Tenant and Tenant shall replenish the portion(s) of the Deposit applied towards Tenant's default(s) upon written notice from Landlord. Regardless of whether specifically stated in any applicable provision of this Lease, Tenant shall always be liable to Landlord for any damage,

including negligent or intentional acts caused by Tenant, any occupant, child, family member, guest, invitee, pet, animal, or licensee of Tenant, or any other person on the Premises due to Tenant. If Tenant is liable for any damages, Tenant shall pay Landlord such damages upon demand. Tenant's legal liability to Landlord shall not be limited under any circumstance to the amount of the Security Deposit. Tenant contracts to pay reasonable cleaning charges if Tenant fails to make the Premises as clean as when Tenant moved in, and Landlord may withhold or deduct reasonable charges for cleaning from the Security Deposit. Tenant agrees to pay any trash removal or Dumpster charges if Tenant fails to remove personal property or trash upon vacating. Unless affected by statute, if Tenant fails to leave the Premises infestation free or otherwise causes any infestation, Tenant contracts to pay reasonable extermination charges to restore the Premises to infestation free status. Landlord agrees within sixty (60) days after termination of this Lease, or surrender and acceptance of the Premises, whichever occurs last, to mail to Tenant at Tenant's last known address a written statement listing the full and specific reasons for all charges against the Security Deposit together with a refund of the balance, if any, of the Security Deposit to Tenant. Prior to vacating, Tenant shall provide in writing to Landlord and the U.S. Postal Service each Tenant's individual forwarding or last known address. If more than one person signed this Lease, Landlord may issue one check for the Security Deposit refund payable jointly to all Tenants, and mail such check to any last known address of any Tenant.

7. MOVE-IN/MOVE-OUT. Tenant acknowledges that Tenant has inspected the Premises, and that the Premises are in acceptable condition, and in good, clean, and acceptable repair except as specifically noted in writing as agreed by the parties on Tenant's Move-In/Move-Out Checklist Addendum. **Tenant specifically acknowledges that the condition of the Premises that materially interferes with the Tenant's life, health or safety.** Immediately upon moving in, Tenant will inspect the Premises and report any defects or problems on the Move-In/Move-Out Checklist. The Move-In/Move-Out Checklist must be signed and returned to Landlord within 72 hours of occupancy upon which time it will be incorporated into and made a part of this Lease regardless of whether it is attached. Tenant's failure to report any defects or problems with the Premises on the Move-In/Move-Out Checklist within 72 hours of move-in is and shall constitute an admission by Tenant that the items described in the Move-In/Move-Out Checklist are acceptable and in good condition. In reliance on the information on the Move-In/Move-Out Checklist, Tenant accepts the Premises in "as-is" condition, without representation or warranty of any kind, whether express or implied, unless prohibited by law. Landlord is not responsible for any violation of any implied covenant of quiet enjoyment that is committed by a third party acting beyond the reasonable control of Landlord. Upon moving out, Tenant must thoroughly clean the Premises, including but not limited to: doors, windows, closets, bedrooms, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms, and must comply with Landlord's written move-out and cleaning policies, if any, which are incorporated by reference. Upon move-out, Tenant shall deliver to Landlord all keys, access cards, devices, and/or remotes (collectively "Keys") to the Premises, issued by Landlord to Tenant, to avoid disputes regarding the date Tenant vacated and surrendered the Premises. Tenant shall not have vacated and surrendered possession of the Premises to Landlord until and unless Tenant has turned in all Keys to the Premises and Landlord has acknowledged receipt of Tenant's Keys. If Tenant has abandoned the Premises in Landlord's reasonable judgment. If Tenant fails to turn in Keys, Tenant agrees that Landlord will determine in Landlord's reasonable judgment the date Tenant vacated and surrendered the Premises for purposes of determining damages in accordance with this Lease and the law. Unless reported on Tenant's Move In/Move Out Checklist, the Property and Premises are deemed free of pests.

8. UTILITIES. Landlord agrees to pay (Landlord) _____ water, _____ sewer, _____ gas, _____ electric, _____ trash, _____ basic cable, _____ other _____ . Tenant agrees to pay any and all other utilities, including related deposits and transfer charges that Landlord has not specifically agreed to pay. Tenant shall transfer into Tenant's name or account, effective on the Lease Start Date, all utilities serving the Premises that are to be paid for by Tenant. For any utility bill or account in Tenant's name, Tenant shall not change out of Tenant's name or allow any such utility to be disconnected for any reason or by any means, including but not limited to a non-payment of utility bills, until the Tenant moves out of the Premises. Tenant consents to any utility company notifying Landlord of Tenant's failure to pay any utility, or of any pending disconnection. Tenant shall pay for all utilities until the date Tenant vacates or until the date Tenant could have moved out without breaching this Lease, whichever date is later. Utilities shall be used only for normal household purposes, not for business or other purpose, and are not to be wasted. If Tenant agrees to pay any utility, Landlord reserves the right to pay for such utility and bill Tenant, including a reasonable billing or an administrative charge for such billing in accordance with applicable law. If Tenant reimburses Landlord for any utility charge, Tenant agrees to pay such sum to Landlord on the FIRST day of each month, or any date set forth in any bill from Landlord to Tenant. Tenant shall pay to Landlord upon move-in a one-time utility transfer fee of \$ _____. Landlord shall have the exclusive right to change or install utility lines, meters, sub-metering or load management systems, and similar electrical equipment serving the Premises. If the utilities are sub-metered for the Premises, Landlord will attach a utility addendum to this Agreement required by _____. Landlord shall have the right, upon thirty (30) days' notice to Tenant, to change any allocation of cost for water, electric, gas, or any other utility that Landlord has agreed to pay. Prior to installation, Tenant must obtain written approval to install a satellite dish and sign a Satellite Addendum.

9. LATE RETURNED CHECK, EVICTION AND OTHER FEES AND CHARGES. If Landlord has not received the monthly rent and any other sums due (except for late fees) from Tenant for any given month within seven (7) calendar days of the due date, Tenant shall pay a late fee of fifty dollars (\$50) or five-percent (5%) of the past due payment, whichever is greater. If rent is due on the 1st day of the month, rent must be received on or before the 8th day of the month or a late fee will be charged on the 9th day of the month. The imposition of late charges if rent and any other sums due are not paid by Tenant in any given month shall not be construed as a grace period or a waiver of Landlord's right to demand rent on its due date, but an incentive for Tenant to pay on time. If Tenant is delinquent paying any monetary amount, including payment of Tenant's initial move-in charges and deposit(s), Tenant will be in material violation of this Lease. If Tenant pays late, Tenant agrees to pay the rent due plus all applicable late fees incurred through the date of payment regardless of whether Landlord made a written demand for the rent. Dishonored checks are any checks that are dishonored or not paid upon presentment a single time for any reason, or any electronic payments not paid or credited for any reason. Tenant agrees to pay Landlord twenty dollars (\$20.00) for each dishonored check in addition to any applicable late fees and actual damages incurred by Landlord. Upon demand, Tenant must immediately replace any dishonored check with certified funds or any method required by Landlord. Tenant agrees to pay all Sheriff's fees resulting from Tenant's eviction from the Premises. Unless specifically stated in this Lease, any charges, fees, or amounts (collectively "amounts") other than rent due under this Lease are due and payable on the same day as rent. Landlord may change when amounts other than rent are due by providing Tenant written

notice that such amounts are payable on a different date.

10. STATUTORY RIGHT TO CURE. Pursuant to Colorado law, Tenant has the right to pay all amounts due prior to a court entering a judgment for possession if Tenant is being evicted for non-payment of rent. If Tenant exercises Tenant's statutory right to pay, Landlord only has to accept Tenant's payment if Tenant fully pays all amounts due according to eviction notice, as well as any rent that remains due under this Agreement. If Tenant exercises Tenant's right to pay, Tenant agrees to **pay in certified funds during business hours at the on-site management office.**

11. USE AND OCCUPANCY. Tenant covenants that the Premises are to be used and occupied by Tenant as Tenant's principal residence, solely as a private residential household, not for any unlawful purpose, and not for any other purpose whatsoever, including any business purpose that is not specifically allowed by this Lease, and by any law. Tenant shall show due consideration for others and shall not behave in a loud or obnoxious manner, interfere with, disturb, or threaten the rights, comfort, health, safety, convenience, quiet enjoyment, and use of the Premises, by Landlord, or by Landlord's agents or employees, other tenants and occupants, surrounding neighbors, and any of their guests, invitees, or the general public (collectively "others"). Tenant shall not disrupt or interfere with Landlord's business operations, or communicate with the Landlord or Landlord's representatives in an unreasonable, harassing, rude, or hostile manner, including time, manner, and amount of communications, or injure Landlord's reputation by making bad faith allegations against Landlord. Landlord may limit Tenant to communicate with Landlord only in writing if Tenant communicates with Landlord in a hostile, or unreasonable manner. Landlord may deny any Tenant access to the Premises, including by locking the locks, if any court or legal order restrains or bars a Tenant from the Premises. Tenant agrees not to permit, encourage, or engage in any conduct, disorderly or otherwise, noise, vibration, odor, or other nuisance whatsoever about the Premises, having a tendency to annoy or disturb others and to use no machinery, device, or any other apparatus which would damage the Premises or annoy others. Occupation of the Premises is subject to applicable occupancy standards determined by Landlord. Only authorized occupants shall occupy the Premises. Landlord must approve any change of authorized occupants in writing prior to occupancy, except for children born or adopted during the term of the Lease. Such changes are subject to applicable occupancy standards. Upon Landlord's demand, Tenant shall provide to Landlord any information necessary to establish the residence of any person who appears to be residing at the Premises in Landlord's reasonable judgment. If Landlord claims that any person residing in Tenant's Premises is an unauthorized occupant, Tenant shall bear the burden of proving in any court action or eviction proceeding that the person challenged by Landlord is an unauthorized occupant does not reside at the Premises. Tenant or any Other Person shall not register the address of the Premises or any Part of the Community on any list of registered sex offenders or similar list or compilation. Tenant's failure to disclose any criminal act, including but not limited to past and unresolved criminal acts, or registering the address of the Premises or any Part of the Community on any list of registered sex offenders or similar list or compilation is a breach of this Section and this Agreement.

12. MAINTENANCE OF PREMISES. Tenant shall exercise ordinary diligence in maintaining and not damaging the Premises, and/or the common areas of the community. Tenant shall maintain the Premises in a clean, sanitary, neat, safe, fit, habitable, and undamaged condition; shall not permit any unlawful or wasteful activity on the Premises; and shall comply with all laws regarding public health and safety. Tenant shall dispose of all ashes, rubbish, garbage, and any other waste in a clean and safe manner on a regular basis. Tenant shall use plumbing fixtures and facilities, electrical, sanitary, heating, ventilating, air conditioning, and any other mechanical systems and appliances in a safe and reasonable manner and in the manner and for the purposes for which they were designed. Toilets and sinks are to be used only for the purpose for which they are intended. As of the date of this Agreement, Landlord warrants that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. The sewage drains will not accept things such as diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, wipes, balls of hair, grease, oil, table scraps, coffee, or other liquid household waste, including, rags, sand, dirt, rocks, or newspapers. Tenant agrees to pay for clearing the drains of blockages of toilets, sinks and garbage disposals or repairs, except those which the plumber who is called to clear or stop the blockage or repairs, in writing were caused by defective plumbing, tree roots, or acts of God. Please use a drain filter to prevent unnecessary time and money with repairs. Without Landlord's prior written consent, Tenant shall not make any alterations to the Premises, place stickers, deface or permit the defacing of any part of the Premises, install any shades, awnings or window guards; tamper with, install, or remove any existing alarm systems, locks, fire alarm units, space heaters, antennas, additional phone or cable TV outlets, satellite dishes, or additional fixtures. Tenant shall not drill any holes into the walls, woodwork, or floors of the Premises. If Tenant makes or installs any decorative alterations, additions, or fixtures without Landlord's prior written consent, Tenant agrees to remove, correct, repair, or replace at Tenant's expense. Unless authorized by statute or by Landlord's prior written consent, Tenant shall not perform any repairs, painting, wallpapering, carpeting, electrical changes or modifications to electrical appliances, or other alterations in any manner. In order to prevent damage in the Premises and to the community and to, among other things, prevent mold and mildew in humid conditions, and to avoid freezing pipes in cold weather, Tenant shall at all times provide appropriate or reasonable climate control, ventilation, and lighting in the unit based on the circumstances. For similar reasons and others, Tenant shall promptly notify Landlord in writing of any mechanical, plumbing, heating, ventilation or air conditioning malfunctions, visible moisture accumulation, water leakage, or mold growth.

13. REPAIRS AND MALFUNCTIONS. Every tenant is entitled to safe and healthy housing under Colorado's warranty of habitability and a landlord is prohibited by law from retaliating against a tenant in any manner for reporting unsafe conditions in the tenant's residential premises, requesting repairs, or seeking to enjoy the tenant's right to safe and healthy housing. Tenant shall promptly request, in writing, any repairs to be made to the Premises or its fixtures, alarm devices, and other equipment that belong to Landlord, except in the case of emergency when oral requests for repairs to the management office will be accepted. In any circumstance or situation which involves immediate, imminent, or substantial risk of harm or damage to property or person, their health or safety, Tenant shall notify Landlord immediately of any such circumstances, situation, malfunction, or necessity for repair. Such circumstances may include but are not limited to malfunctions of equipment, fixtures, alarm devices, overflowing sewage, utilities (electrical shorts, gas leaks, or uncontrollable running water), smoke, fire, explosions, or any other cause. Upon Landlord's actual receipt of Tenant's written request for repairs (or upon Landlord's oral notification in case of an emergency), Landlord shall act with reasonable diligence and in a commercially reasonable manner, depending on the facts and circumstances in making such repairs. After any request for repair by Tenant,

or during the making of any repair by Landlord, the Lease shall continue in full force and effect and the rent shall not abate during any such period, except in the event of a casualty event making the Premises unfit for habitability within the meaning of Paragraph 29. In making any repair or maintaining the Premises or property, Landlord may temporarily turn off equipment and interrupt utilities to the Premises or property or temporarily take any additional action reasonably necessary, in Landlord's sole and absolute discretion, to effect the repair or perform the maintenance, and to avoid damage to property, the Premises, or the Community without any liability to Tenant whatsoever. Tenant shall not under any circumstances whatsoever either deduct from rent for any repair or make any repair and attempt to deduct the cost from rent owed to Landlord, except as permitted by law.

Tenant can mail or personally deliver written notice of an uninhabitable condition to the following address: _____, by email at the following email address: _____, or through Landlord's online tenant portal or platform with a web address of: _____.

El inquilino puede enviar por correo o entregar personalmente un aviso por escrito de una condición inhabitable a la siguiente dirección: _____, o por correo electrónico a: _____, o a través de nuestro portal o Plataforma para inquilinos en línea página de web: _____.

14. LIABILITY – RENTER'S INSURANCE. Tenant, Tenant's family, occupants, guests, invitees, and any person entering on or about the Premises due to Tenant (hereinafter collectively "Tenant") assume any risk(s) whether of damage or injury, whether to person or property, loss, or destruction of property, in connection with Tenant's occupancy of the Premises or in association with Tenant's use of the Premises (hereinafter "Risks"). Such Risks include but are not limited to damage or injury caused by third parties, fire, smoke, water, water leaks, ice, snow, lightning, explosion, mold, infection, theft, vandalism, weather or natural elements, interruption of heating/cooling, utilities, and plumbing systems. Landlord has no duty to remove any ice, sleet, or snow. Tenant agrees that all property kept in the Premises shall be at the risk of Tenant. **BECAUSE TENANT IS NOT COVERED BY LANDLORD'S INSURANCE AND BECAUSE OF THE RISK ASSUMED BY TENANT UNDER THIS LEASE AND SECTION, LANDLORD (one) [] REQUIRES [] DOES NOT REQUIRE TENANT TO SECURE ADEQUATE RENTER'S INSURANCE TO PROTECT TENANT'S LIABILITY INSURANCE TO INSURE AND PROTECT TENANT AGAINST LOSS OF LOSSES.** To the greatest extent permitted by law, Landlord shall not be liable to Tenant, even for negligent acts or omissions of Landlord or Landlord's representatives, for any damage or injury, whether to person or property, loss, or destruction of Tenant's property, including but not limited to, any damage or injury, whether to person or property, loss, or destruction of property sustained by Tenant from any cause, including but not limited to, the causes and Risks set forth herein. To the greatest extent permitted by law, Tenant agrees to hold Landlord harmless and to indemnify Landlord against and from any lawsuit, loss, cost, expense, damage, or claim including attorneys' fees and costs resulting from a claim, whether to property or to person, whether to Tenant, Tenant's family, occupants, guests, invitees, or any person entering the Premises. Tenant waives any insurance subrogation rights or claims against Landlord or Landlord's agents, employees, or their insurers. Landlord, or management company is personally liable for any of Landlord's contractual, tortious, or other obligations merely by virtue of acting on behalf of Landlord. All provisions regarding Landlord's non-delegable liability and duty apply to Landlord's employees, Landlords, and management companies. If Tenant is required to secure renter's insurance and fails to obtain and maintain adequate renter's insurance at all times that Tenant is occupying the Premises, Tenant's failure shall constitute a breach of this Lease. To avoid such a breach, Tenant agrees that Landlord may, but is not required to, purchase at Tenant's expense, a policy of standard coverage that meets such insurance requirements. Tenant also agrees that the cost of any insurance purchased by Landlord for Tenant, including a \$10 insurance administration set up fee, shall be charged to Tenant.

15. LANDLORD'S ACCESS. Where not prohibited by applicable law, Landlord shall have the right to enter the Premises, with notice when practical, without notice when not practical, at any reasonable time to examine, inspect, repair, show, for any statutorily required purposes, or for any other legitimate or necessary purpose which Landlord determines in its sole discretion. Tenant agrees that Landlord is not required to provide Tenant with 48-hours' notice for the inspection and treatment. No entry by Landlord shall constitute an eviction in whole or in part at any time, nor shall Landlord be liable to Tenant for inconvenience or discomfort, and the rent shall not abate during any period that Landlord enters. Landlord may enter, regardless of whether Tenant is present, by duplicate key, or other means when necessary or in the event of an emergency. Landlord may deny any Tenant access to the Premises, including by changing the locks, if any court or legal order restrains or bars Tenant from the Premises. Tenant agrees that Landlord shall have the right to show the Premises to prospective tenants at reasonable times for a period of thirty (30) days prior to the expiration of tenancy, based upon Landlord's written notice to vacate. Tenant agrees to keep the Premises in a clean and showable condition during the 30-day period of the notice to vacate. During this 30-day period, Landlord may install a key box at the Premises for the purpose of showing prospective tenants the Premises. Landlord retains the right to place on the Premises signs advertising the Premises for rent or for sale during the term of Tenant's tenancy. Landlord shall, whenever practical, give Tenant twenty-four hours prior notice of intention to enter the Premises for the purpose of showing the Premises to prospective tenants.

16. VEHICLES AND PARKING. Notwithstanding anything to the contrary, Tenant agrees that Landlord shall have the exclusive right and power to regulate and control any aspect of motor vehicles (includes cars, trucks, motorcycles, RVs, trailers, etc.) and parking at the Community at any time. Landlord's right and power includes but is not limited to the right but not the obligation to assign or designate parking spaces. If Tenant has executed a Garage and Parking Space Addendum, Tenant agrees that Landlord may cancel, change, or amend the Garage and/or Parking Space or reassign Tenant a different garage, and/or parking space upon 72 hours written notice to Tenant.

17. PETS. Tenant shall not be allowed to have or bring, even temporarily, any animal (including mammals, reptiles, birds, fish, rodents, or insects) anywhere in the Premises at any time, except by prior written consent of Landlord. If Landlord agrees to permit Tenant an animal ("pet"), both Tenant and Landlord must sign a separate pet agreement or addendum. Tenant's bringing into or onto the Premises or the keeping or possession of any animal for any duration without Landlord's written consent shall constitute a violation of this Lease. Landlord has the right to prohibit certain animals at the Premises,

including breeds of dogs, poisonous animals, and exotic animals (collectively “prohibited animals”). Unless required by law, Landlord will not consent to Tenant having a prohibited animal. Regardless of Tenant’s representation as to the breed or classification of any animal, Tenant agrees that Landlord shall make the final determination as to the breed or classification of Tenant’s pet or animal in Landlord’s sole and absolute discretion. Prohibited animals on the prohibited animal list shall have the broadest possible meaning, and includes but is not limited to any animal displaying physical traits or characteristics of any prohibited animal, whether by observation or by standards established by the American Kennel Club, or other applicable association, or defined by any law, statute, or ordinance. In any action brought by Landlord to enforce this paragraph, Tenant shall bear the burden of proof regarding any pet’s status or removal.

18. SMOKING. Smoking in the Premises is not allowed unless this paragraph is signed by Landlord below. If not signed, Tenant shall be prohibited from smoking within the Premises. If Tenant smokes within the Premises, Tenant shall be responsible for all resulting costs and damages due to Tenant’s smoking. Tenant understands and agrees that any damage caused by or related to cigarette, pipe, cigar, or other smoking shall not constitute ordinary wear and tear. For example, Tenant agrees that costs for painting and for removal of smoke odor are not normal wear and tear. Tenant shall at all times be solely responsible for due care and consideration to ensure that Tenant’s smoking does not disturb, bother, or annoy other tenants or neighbors.

Landlord’s signature allowing Tenant permission to smoke in the Premises follows:

Landlord Dated: _____

19. ASSIGNMENT. Landlord may assign this Lease. Tenant shall not assign this Lease, sublet the Premises, or any part thereof, without the prior written consent of Landlord, which consent may be withheld in Landlord’s sole and absolute discretion. Tenant is prohibited from subletting or renting, or listing or advertising for subleasing or renting, all or any portion of the Premises to a third party, whether for an overnight use or longtime duration, including overnight stays arranged on Airbnb.com or similar forums.

20. NOTICE TO VACATE. Tenant shall give Landlord at least thirty (30) days prior written notice of Tenant’s intent to vacate the Premises. Tenant’s notice to vacate shall specify the date that Tenant will vacate (“Vacate Date”) and such date shall not be less than thirty (30) days from the date Tenant gives notice, and shall not be later than a date prior to the end of the Lease term. If Tenant gives any notice to vacate, the 30-day notice period commences on the day after Tenant gives notice, and Tenant shall vacate on or before the last day of the notice period. If Tenant gives notice to vacate, Tenant may not withdraw the notice without Landlord’s written consent. Regardless of when Tenant gives notice, Tenant agrees to pay Landlord rent for the entire notice period regardless of whether Tenant occupies the Premises for the entire notice period. Landlord agrees to prorate the rent owed by Tenant for any part of a notice period that constitutes a partial month for which Tenant has already paid Landlord the rent. Tenant’s notice to vacate shall be deemed to have been executed by any Tenant who executed this Lease, regardless of whether any or all of the tenants who executed this Lease sign the notice. Tenant’s notice of intent to vacate shall only be effective on the date that the notice is actually received by and receipted for by Landlord. Tenant agrees to personally deliver any notice to vacate to Landlord and shall guarantee the effective date of any notice. If Tenant vacates without giving notice as required in this paragraph, Tenant shall be liable for Landlord’s actual costs and losses less any amounts of rent previously or actually paid by Tenant covering the 30-day notice period. Costs and losses include, but are not limited to, advertising, showing the Premises to prospective tenants, fees for showing, checking prospects, office overhead, marketing costs, locator-services fees, future due rent, repayment of concessions or discounts, charges for cleaning, repairing, repainting, or unreturned keys, or other amounts due. Tenant shall pay all amounts set forth in this paragraph, in addition to any other amounts owed by Tenant under the terms of this Agreement.

21. DEFAULTS AND REMEDIES. Tenant’s obligations contained in this Agreement, and any Addenda, regardless of whether attached to this Agreement, shall be deemed to be breached if Tenant breaks, fails to observe or to perform any promise, agreement, or covenant set forth in the Lease, or any other documents, including but not limited to, Tenant’s failure to timely and fully pay any rent and other amounts due, or to pay fees, abandons or vacates the Premises without fully performing all Lease covenants, or if Tenant shall make any misrepresentation. Tenant shall also be in default if any occupant, family member, children, guest, invitee, or any other person about the Premises or Landlord’s property due to Tenant, or with Tenant’s knowledge or consent, breaches the Lease. If Tenant defaults, Landlord shall have all remedies provided for in this Agreement and shall not be limited to the remedies set forth in this paragraph.

22. EARLY MOVE-OUT AND RE-LETTING EXPENSES. Tenant shall be liable to Landlord if for any reason prior to the end of the Lease Term, any extension, or renewal, Tenant vacates the Premises for any reason without fully performing all Lease covenants, including Tenant’s covenant to pay all rent due under the Lease (hereinafter “Lease Break Event”) for any Lease Break Event. Upon occurrence of a Lease Break Event, Tenant shall pay and otherwise be liable to Landlord for Landlord’s actual costs and losses incurred by Landlord in connection with the Lease Break Event regardless of the circumstances which Tenant vacates, including but not limited to voluntary surrender, at the request of Landlord as the result of Tenant’s default under the Lease, as the result of an eviction or forcible detainer proceeding, or otherwise. Tenant agrees to reimburse Landlord for these losses and costs whether or not Landlord’s re-letting attempts succeed in addition to any other charges or amounts due under the Lease, including but not limited to unpaid rent, future rent, utilities, cleaning charges, or any physical damage to the Premises, and Tenant shall at all times remain liable for said amounts or any other breaches of the Lease, and Landlord shall retain all remedies for Tenant’s breach and other non-compliance with the Lease. Tenant shall not be released from liability on this Agreement for any reason whatsoever unless specifically released by Landlord in writing.

23. PAYMENT OF FUTURE RENT. If Tenant is in default of any provision of this Agreement, then in addition to any other rights and remedies that Landlord may have, Landlord may at Landlord’s sole discretion and option, either terminate this Lease, or from time to time without terminating this Lease, re-enter and re-take possession of the Premises, with or without legal proceedings as provided for by law, and terminate Tenant’s right to possession, and re-let the Premises for such terms and at such rentals as Landlord in Landlord’s sole discretion may deem advisable, with the option to make alterations and repairs to said Premises. Tenant shall be liable for the cost of all the alterations and repairs, which are reasonably necessary to re-rent the Premises and the costs of re-letting the Premises. If Landlord does not terminate this Agreement, upon re-letting, all rent and other sums received by Landlord from such re-letting, shall be applied, first to the payment of any monetary obligation due under the terms of this Agreement other than monthly rental installments, second, to the re-letting costs, third, to past due monthly rent installments, with the remainder, if any, to be held by the Landlord and applied as

payments of future rents as the same become due and payable under this Agreement. No such re-entry or re-taking possession of the Premises by Landlord, including but not limited to, re-taking of the Premises, by abandonment, voluntary surrender of the Premises by Tenant, or the institution of forcible entry and detainer proceedings or other legal proceedings against Tenant, shall be construed as an election on the part of Landlord to terminate this Lease unless written notice of such intention be given to Tenant, or unless determination hereof be decreed by a Court of competent jurisdiction. Even though Landlord may re-let the Premises without terminating this Agreement, Landlord may at any time thereafter elect to terminate this Lease for any previous breach. Should Landlord at any time expressly opt to terminate this Lease for any breach, in addition to any other remedy Landlord may have, Landlord may recover from Tenant damages Landlord may incur by reason of such breach, including the costs of recovering the Premises, including any reasonable attorneys' fees and costs. If Tenant defaults, Landlord agrees to exercise customary diligence to re-let the Premises to minimize damages.

24. ATTORNEY'S FEES – COLLECTION RELATED COSTS – JURY WAIVER.

In any disputed court action where the court resolves the dispute and determines the prevailing party, the court shall award to the prevailing party its reasonable attorneys' fees and costs and the non-prevailing party shall be liable to the prevailing party for payment of any court awarded attorneys' fees and costs. **Landlord and Tenant agree that any action or proceeding in which Landlord is seeking possession of the Premises from Tenant, a trial shall be heard by a court sitting without a jury.** If the Landlord has filed an eviction due to Tenant's Lease breach, including breaching for non-payment of rent, regardless of the outcome or disposition by the Court, Tenant agrees upon request that the Court shall make a determination who the prevailing party was in any eviction and whether any attorneys' fees and court costs sought by any party are reasonable. If for any reason the Court does not make such determination in any eviction lawsuit between the parties, Tenant and Owner agree that a court in any subsequent action between Tenant and Landlord shall make that determination. Tenant agrees to pay eighteen percent (18%) interest compounded annually on all unpaid amounts, or damages owed by Tenant, except for late fees, from that date of Landlord's final accounting until such time as Tenant pays all outstanding amounts.

Cap on Attorney's Fees. (check if applicable) The attorneys' fees and costs awarded to the prevailing party shall not exceed \$2,500.00.

25. ABANDONMENT. Tenant covenants to occupy the Premises and shall not be in default of rent due to occupy the Premises on a regular, continuing, and consistent basis, unless otherwise provided to by Landlord. To the extent applicable, C.R.S., § 38-12-510 governs whether Tenant has abandoned. Tenant also abandons or surrenders the Premises ten (10) days after the death of a sole Tenant. If Tenant abandons the Premises or vacates the Premises for any reason and leaves personal property within the Premises, including any parking spaces, garages or storage units, Tenant intentionally, specifically, and irrevocably waives all title and interest in such property to the fullest extent permitted by law, grants to Landlord full authority to immediately remove the property of same without notice, court order, accountability or liability. Tenant shall indemnify Landlord, and Landlord's employees and representatives, against any claim or cost for any damages or expense with regard to the removal, disposal or storage of such property, including attorneys' fees and costs regardless of who makes a claim against Landlord or any other indemnified party in connection with Landlord's removal of any property.

26. HOLDING OVER. If with the consent of Landlord, Tenant continues in possession of the Premises after expiration of the Lease Term, any extension, or renewal of this Lease, this shall become a month-to-month lease, subject to all of the terms and conditions of this Lease. The Lease shall remain in effect on a month-to-month basis until terminated by either party, in accordance with the requirements set forth in any applicable provision of this Lease. If Tenant holds over and goes month to month, Tenant will be liable for all rent on a month-to-month basis in the amount of \$_____. The month-to-month fee is not rent or additional rent but consideration paid to Landlord for the privilege of being allowed to occupy the Premises on a short-term basis without having to commit to a longer term, and Tenant having the flexibility to terminate the Agreement on notice required by Landlord. If the parties agree to a new Lease term, Tenant will no longer be liable for paying the month-to-month fee. If Landlord gives notice to vacate, Tenant shall vacate on or before the date specified in the notice. If without the consent of Landlord, Tenant continues in possession of the Premises, and fails to vacate or fails to turn in any keys after expiration and termination of any Lease term, extension, or renewal, or after any notice to vacate, Tenant shall be wrongfully holdover. For any wrongful holdover period, Tenant shall pay Landlord rent in the amount of two (2) times the daily rent calculated by using the monthly rent from the preceding month.

27. DELAY IN DELIVERY OF POSSESSION AND FAILURE TO PAY UPON LEASE START DATE. If Landlord does not deliver possession of the Premises on or before the Lease Start Date for any reason, Landlord shall not be liable to Tenant for any damages whatsoever for failure to deliver possession on that date, but rent payable under this Lease, shall be based on a month-to-month basis until Landlord delivers possession to Tenant. If Landlord does not or cannot deliver possession of the Premises within ten (10) days after the Lease Start Date, either Tenant or Landlord may thereafter terminate this Lease by written notice. If for any reason, including but not limited to, Landlord's unilateral mistake, Tenant fails to pay any amount due under this Lease prior to moving in, Tenant shall be in default and Landlord may exercise any and all rights and remedies under this Lease or at law including, without limitation, a ten (10) day Demand for Compliance or Possession and imposition of a fee.

28. JOINT AND SEVERAL LIABILITY. Each person executing this Lease is fully and personally liable and obligated for promises, covenants, and agreements in this Lease, including but in no way limited to, the promise to pay any and all rent and other amounts. In the event of default, Landlord may enforce its rights under this Lease against each person individually, or against all the persons.

29. CASUALTY, CONDEMNATION, OR EMINENT DOMAIN. If the Premises or any part of the Premises is destroyed or damaged due to fire, explosion, by any other casualty, or for any other reason, or if the Premises or any part of the Premises become unsafe, hazardous, or uninhabitable as defined by applicable statutes, Landlord or Tenant may, in accordance with applicable law, either terminate this Lease or repair the Premises. If the damage or casualty event is due to Tenant's negligence or intentional conduct, the rent shall not abate or prorate, and Tenant shall be liable to Landlord for any amounts due under this Lease, plus all damage caused by such negligent or intentional conduct. Except as required by law, Landlord has no obligation to provide suitable substitute accommodations, nor is Landlord liable for any other expense, damage, or inconvenience suffered by Tenant. Tenant understands that this is the purpose of renter's insurance. For this

reason, Landlord [] requires [] recommends Tenant to obtain alternative living accommodation renter's insurance coverage. If the whole or any part of the Premises is taken by governmental authority under eminent domain for any public or quasi-public use or purpose, then the Lease Term will terminate on the date when possession of the part so taken is required for such use or purpose. All damages awarded for such taking will belong to and are the property of Landlord.

30. NON-WAIVER. No Waiver of any term, provision or condition of this Lease, or Landlord's failure to insist upon strict compliance with the terms of this Lease in any one or more instances shall be a further or continuing waiver of any such term, provision or condition, or as a waiver of any other term, provision, condition or right under this Lease, or a waiver of Landlord's right to act on any current or future violation by Tenant, or to make any current or future demand for payment of any amounts due under this Lease. Tenant's obligation to pay any rent, or any other amounts shall not be waived, released, or terminated by Landlord's service of any notice, demand for possession, or institution of any forcible entry and detainer action which may result in a termination of Tenant's right of possession. During any period that Tenant has been served with, is under, or subject to a demand for compliance for breach of any non-monetary covenant, Tenant agrees to pay rent, any other amounts due, and Landlord may accept any such payments and Landlord's acceptance of the same shall not be a waiver of Landlord's rights on any notice or demand for non-compliance for breach of a non-monetary covenant. When Landlord's consent is required, Landlord's consent in one or more instances shall not be deemed continuing consent or a waiver of obtaining Landlord's consent in the future.

31. FAIR HOUSING. Landlord is dedicated to honoring federal, state and local fair housing laws. Landlord will not discriminate against Tenant because of their race, color, religion, national origin, familial status, disability, sexual orientation, gender identity, immigration/citizenship status, or military/veteran status. C.R.S. § 24-502(1) prohibits source of income discrimination and requires a non-exempt landlord to accept any lawful and verifiable source of money paid directly, indirectly, or on behalf of a person, including income derived from any lawful profession or occupation and income or rental payments derived from any government or private assistance, grant, or loan. Reasonable accommodations and modifications will be permitted and made in accordance with, and as required under, fair housing laws. Prior to the making of any modifications, Tenant and Landlord may be required to enter into a modification agreement to govern the approval and implementation of any modifications, as well as restoration obligations, if any. Landlord requests that Tenant make all requests for reasonable accommodations and modifications in writing.

32. ENTIRE AGREEMENT – WAIVER – MISTAKE - SEVERABILITY. This Lease constitutes the entire Lease between the Landlord and Tenant and may not be modified in any manner except by an instrument in writing signed by both Tenant and Landlord. Tenant acknowledges that neither Landlord nor any of Landlord's representatives have made any oral promises or representations not contained herein, and that Landlord's agents have no authority to waive, amend, modify, or terminate this Lease or any part of it, unless in writing, and with authority to make such representations, or Leases that impose any duties or obligations on Landlord unless in writing. In filling out, processing and completing this Lease some clerical, scrivener, human, computer and/or mathematical errors may occur. In the event of any such errors or mistake and regardless of who made the mistake, Tenant agrees to cooperate with Landlord to execute or re-execute any document necessary to correct any such mistake or error upon demand by Landlord. Invalidation of any one of the foregoing provisions, covenants, or promises by judgment or court shall in no way affect any of the other provisions, covenants, or promises contained in this Agreement which will remain in full force and effect. No provision, covenant, or promise contained in this Agreement shall be deemed invalid or unenforceable because such provision, covenant, or promise does not provide for or grant Landlord or Tenant equal or reciprocal rights.

33. ADDENDA.

The following attached documents hereby become a part of the provisions to this Lease when checked:

- Move-In/Move-Out Inspection Checklist
- Community Policies
- Drug-Free / Crime-Free Addendum
- Mold Addendum
- Asbestos Disclosure
- Pet Addendum
- Garage and/or Parking Space

34. BINDING. This Lease shall be binding upon and inure to the benefit of Landlord and Tenant and their respective successors and assigns. This Lease shall be construed under Colorado law. Section headings are inserted only for convenience of reference and do not limit, define, or prescribe the scope of this Lease, or any attachment to this Lease. By executing this Lease, each Tenant represents that he or she is of legal age and has the required capacity to enter into this binding Lease. Landlord shall not be legally bound by this Lease until Landlord has delivered an executed copy to Tenant. However, Tenant's execution shall constitute an offer to lease the Premises pursuant to the terms of this Lease, which offer shall remain irrevocable for a period of seven (7) days after the date of execution by Tenant.

35. ACKNOWLEDGEMENTS; COPY OF LEASE TO TENANT. By signing this Lease Contract, Tenant acknowledges that: (a) Tenant received a disclosure from Landlord about Landlord's application fees prior to Tenant submitting a rental application; (b) Tenant received a receipt from Landlord for any application fees and deposits Tenant paid at the time of Tenant's application; and (c) Tenant received any statutorily required disclosures from Landlord regarding any known pest control issues affecting the Premises. Tenant agrees that if Tenant fails to notify Landlord within ten (10) days of executing this Lease that Tenant did not receive a copy of the fully executed Lease from Landlord, Tenant's failure to notify Landlord shall be considered Tenant's acknowledgment of receiving a copy of the fully signed Lease.

THIS LEASE CONSTITUTES A LEGALLY BINDING CONTRACT ENFORCEABLE BY LAW AND HAS IMPORTANT LEGAL CONSEQUENCES. PARTIES TO THIS CONTRACT SHOULD CONSULT LEGAL COUNSEL BEFORE EXECUTION. EXECUTION BY THE PARTIES ACKNOWLEDGES FULL ACCEPTANCE

OF ALL THE TERMS AND CONDITIONS CONTAINED HEREIN.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date set forth below.

Landlord/ Agent for Landlord Date

Tenant Date

Tenant Date

Tenant Date

This form has not been approved by the Colorado Real Estate Commission. It was drafted by legal counsel Tschetter Sulzer, PC.

DO NOT COPY