



HOUSING CHOICE VOUCHER PROGRAM Request for Required Documents

The following information and documents are needed from you *within 10 business days* to process your annual re-examination for the Housing Choice Voucher Program. Return forms or documents checked below to your Housing Agent by the required date or you may jeopardize your participation in the program. If there are unchecked items on the list below that apply to your family situation and you have not yet submitted them to your Housing Agent, please also include those items.

Sharon Bridgewater
1409 Capital Ave NE Apt 12
Battle Creek, MI. 49017

Date: 3/1/2020
Return documents by: 3/13/2020

<input checked="" type="checkbox"/>	Authorizations/Consent to Release Information (HUD 9886) - This form must be completed and signed by every household member who is 18 years of age or older.
<input checked="" type="checkbox"/>	Household Income, Asset and Expense Declaration (MSHDA 1890) - This form must be completed by the head of the household and must include information for all household members. The last page of this form must be signed by every household member who is 18 years of age or older.
<input checked="" type="checkbox"/>	Supplement to Application for Federally Assisted Housing (HUD 92006) - If you wish to provide contact information for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing special care or service that you may require, please sign and complete this form. The contact information on this form may be changed at any time.
<input checked="" type="checkbox"/>	EIV Income Report (MSHDA 555) - Review Income Report and complete and return MSHDA 555.
<input type="checkbox"/>	Bank Verifications - Send the most recent ORIGINAL bank statement for all bank accounts. Only 1 statement is needed for each account.
<input type="checkbox"/>	Verification of Wages - Send the last 2 most recent, consecutive, ORIGINAL payroll check stubs.
<input type="checkbox"/>	Veterans Benefits - Send an ORIGINAL VA award letter dated within the last 60 days. If the most recent letter is older than 60 days, please contact your local VA office and request a statement specifying amount received.
<input checked="" type="checkbox"/>	Social Security/SSI - Send an ORIGINAL Award letter dated within the last 60 days. If the most recent letter is older than 60 days, please contact the SS office at 1-800-772-1213 and request they mail you an updated letter. You may also submit your request on-line at www.socialsecurity.gov .
<input type="checkbox"/>	Child Support/Alimony - Send the most recent ORIGINAL print-out obtained from the Friend of the Court showing the previous 12-months disbursement details for all applicable children.
<input type="checkbox"/>	Medical Insurance Premiums - Send the most recent ORIGINAL bill showing the amount and frequency of insurance premium payments.
<input type="checkbox"/>	Verification of Medical Expenses - Send the most recent ORIGINAL medical statement/receipt covering the past 12 months for expenses which were not covered by insurance or paid for by anyone outside of your home.
<input type="checkbox"/>	Verification of Child Care/Disability Care Expenses - Send at least 2 of the most recent ORIGINAL receipts for the day-care or child care provider payments.
<input type="checkbox"/>	Request for Reasonable Accommodation (MSHDA 33) - Complete if a Reasonable Accommodation is needed or if you have an existing Reasonable Accommodation that must be reverified.
<input type="checkbox"/>	Other:

If you or a member of your household is a person with a disability and require a reasonable accommodation in order to participate in MSHDA's affordable housing program(s) or services, please submit your request in writing to your Housing Agent.

If you have questions, please contact the Housing Agent listed below for assistance:

Housing Choices, LLC
PO Box 277
Concord, MI 49237

Phone: (517) 524-2525
Email: housingchoicesllc@gmail.com
Fax: (517) 524-2524

**CHARGER PROPERTIES
RESIDENTIAL LEASE**

This Residential Lease ("Lease") is made effective 06/05/2018 (the "Effective Date") by CHARGER HOLDINGS, INC. /dba/ Charger Properties ("Landlord") and Sharon Bridgewater (hereafter "Resident") pursuant to the following terms and conditions:

1. **Premises.** Landlord leases to Resident the dwelling located at **1409 Capital Ave N.E Apt #12 Battle Creek, MI 49017** (the "Premises"), including one (1) parking space for each bedroom in the Premises. The Premises are not furnished. Resident has received a move-in inventory checklist and will return a completed copy of it to Landlord within seven (7) days after receiving it. The Premises are conclusively presumed to be in good condition at move-in, unless Resident specifies objections on the move-in inventory checklist. Such objections are not a request for repairs.

2. **Occupants.** Only the following individual(s) shall occupy the Premises. A Lease Addendum agreed upon by Landlord shall be required to add any additional Resident or Occupants:

SA	NAME	DOB	RELATIONSHIP TO RESIDENT
	Sharon Bridgewater	04/11/1962	Leaseholder

3. **Term, Holding Over and Possession.** The lease term runs from **06/05/2018** to **06/30/2019** (the "Term"); provided however, that Resident shall notify Landlord in writing at least thirty (30) days prior to the end of the Term of Resident's intent to vacate the Premises at the end of the Term (the "Termination Notice"). If Resident fails to timely provide the Termination Notice or otherwise retains possession beyond the Term without Landlord's written permission, Landlord has thirty (30) days from the last day of the Term to sue for possession under section 5714(1)(c)(ii) of the Michigan Summary Proceedings Act (MCL 600.5714(1)(c)(ii), holding over after lease expires). If suit is not begun within that time, the tenancy shall continue on a month-to-month basis from the date the Term expires, and all other covenants of this Lease shall remain in full force and effect; except that Rent shall increase by One Hundred and no/100 Dollars (\$100.00) per month, beginning on the first day after Term expiration, regardless of whether suit is brought or the tenancy becomes month to month. Landlord's acceptance of money from Resident during the thirty (30) days following Term expiration does not waive Landlord's right to seek possession as described in this paragraph, and Resident shall compensate Landlord for all damages caused by their unauthorized holdover.

Possession will be provided only after the first month's rent and Security Deposit are paid. If Resident fails to take possession on the day it is to be provided and if by that day Resident has not notified Landlord in writing that they will take possession on a later day, Landlord may presume conclusively that Resident has abandoned the Premises and re-rent them. If the Premises are not ready for occupancy when the Term commences, Landlord's sole liability to Resident is abatement of Resident's rent, in the same percentage that the Premises are not ready for occupancy, from the date the Term commences to the date the Premises are ready for occupancy, which date is at Landlord's exclusive determination.

4. **Rent.** Resident shall pay Landlord rent for the Term of **\$609.00 (\$589.00 + 20.00 Water)** per month, plus all other rent or charges that becomes due under this Lease (the "Rent") for the Term. Rent shall be paid monthly, due on the 1st of each month, beginning with the second month of the Term (first month collected before move-in). Landlord may require installments to be paid with certified funds or money orders and in a single payment. Rent is paid only when actually received by Landlord.

5. **Place of Payment and Notices.** All Rent payments shall be made payable to **Bailey Park Apartments** and delivered to Landlord at **1417 Capital Ave N.E. Battle Creek, MI 49017**. Notices to Resident (excluding security deposit

**CHARGER PROPERTIES
RESIDENTIAL LEASE**

claim notices) shall be delivered or mailed to the Premises. Resident's rent, other charges/fees, and notices to Landlord, including security deposit communications, shall be delivered or mailed to Landlord at 1417 Capital Ave N.E Battle Creek, MI 49017. Notices required by this Lease or by law shall be in writing. Notices that are mailed using the U.S. Postal Service (including security deposit claim notices) are deemed received by the other party on the next regular day for delivery of mail after being properly addressed, stamped with sufficient postage, and deposited in a United States mailbox. Notices that are e-mailed under the Electronic Notice Addendum for Security Deposit are deemed received on the day they are sent, but they must be signed (typed signature of sender) by the sender to be valid.

6. Application of Resident's Money. Money received by Landlord from Resident (or in their behalf) shall be applied to Resident's account as follows: first to satisfy unpaid late fees, dishonored check fees, and to other fees owed by Resident; second to maintenance and repair costs chargeable to Resident; third to legal fees and court costs legally chargeable to Resident, including costs incurred prior to curing a default; fourth to outstanding utility bills that are the responsibility of Resident; fifth to deposits or portions thereof due from Resident; sixth to charges, fines, and assessments against Landlord caused by Resident; seventh to rent. Restrictive language on a check or in any communication, including those accompanying a payment, shall not constitute an accord and satisfaction or amend this provision.

7. Default and Remedies. Resident's noncompliance with any covenant of this Lease is a default. If Resident defaults, Landlord may have all remedies legally permitted, including termination of this tenancy and declaring all remaining rental installments immediately due and owing. Landlord may terminate this tenancy on 24 hours' written notice if Resident (or any occupant), a member of Resident's household, or other person under Resident's control unlawfully manufactures, delivers, possesses with intent to deliver, or possesses a controlled substance on the Premises. Resident shall reimburse Landlord for all legal fees, costs, and expenses legally recoverable and for all damages caused by their default, including costs of re-renting the Premises, such as showing, advertising, and preparing them; all lost rent for the remainder of the Term and succeeding terms for which Landlord and Resident have a lease and for which Landlord does not collect through mitigation; and the maximum amount of interest allowed by Michigan law on Resident's debt, from the date Resident vacates. Resident may not be liable for the total accelerated amount because of Landlord's obligation to minimize its damages, and either party may have a court determine the actual amount owed. If other Premises owned or managed by Landlord are available for lease, it shall not be unreasonable for Landlord to lease them before Resident's Premises. From the date of execution, time is of the essence of this Lease. If Landlord terminates this tenancy or obtains a judgment against Resident for possession that is not redeemed, all renewals, lease extensions, or leases for a future term that Landlord and Resident have executed, or to which they have agreed, are canceled.



8. Utilities. For the entire Term, Resident shall place the utilities indicated below for the Premises into their names, maintain uninterrupted service, and timely pay all utility bills, including:

- water
- sewer
- gas
- electric
- Other

Resident shall also pay all charges of utility providers for the services indicated above because of late payment or other default. Landlord is not responsible for utility service interruptions that are beyond its control or due to necessary repairs, replacements, or alterations.



9. Late Fees and Dishonored Checks. Resident shall pay Landlord a late fee of \$50.00 when a rental installment is more than 5 days late. Partial payment of a rental installment does not abate late fees. In addition to late fees, Resident shall pay Landlord \$35.00 for each check to Landlord that is dishonored. Late fees and dishonored check fees shall be paid by the first of the calendar month following the month in which they accrue and are deemed to be Rent as of that date.

10. Chronic Late Payment of Rent. Rent is due on the first of each month. Notwithstanding Paragraph 8, Landlord may terminate this Lease because Resident is chronically late with rent payments. Chronic late payment means failing to pay rent by the due date on three or more occasions during the Term.



11. Security Deposit. Resident shall pay a security deposit of \$475.00 before receiving possession of the Premises. If there are multiple Residents on this Lease, their security deposit is one joint deposit, and occupancy of the Premises is terminated when the last Resident, or their sub-Resident or assignee, vacates. Any amount of deposit that is returned shall be returned. Deposit Act communications shall be addressed to Landlord at the address in paragraph 4. Resident may not elect to use the

**CHARGER PROPERTIES
RESIDENTIAL LEASE**


deposit for rent. If Resident causes damages that exceed the amount on Deposit, they will pay those excess damages immediately upon receiving Notice thereof.

The name and address of the financial institution where your deposit will be held is Chemical Bank, 170 W. Genesee St., Frankenmuth, MI 48734. The name and address of the surety company providing a bond for your deposit is Platte River Insurance Co., 1600 Aspen Commons, Middleton, WI 53562.

TO RESIDENT: YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN FOUR (4) DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

12. **Keys.** Landlord may retain a key to the Premises throughout the Lease. Resident shall not change any lock without Landlord's prior written consent, and Resident shall provide Landlord with a key to any new or altered lock immediately upon its installation. Resident fees for lost or damaged keys or locks are included in the Rules and Regulations.

13. **Entry by Landlord.** Landlord or its agents may enter the Premises in an emergency or to perform repairs, maintenance, other purposes reasonably related to the operation of the building, and to show the Premises for sale or lease. Except during an emergency or when Landlord reasonably believes there is an emergency, all entries shall be made during reasonable hours, and Landlord shall make reasonable efforts to inform Resident of its intention to enter and to establish a mutually acceptable time.

 14. **Maintenance.** Resident shall maintain the Premises in a neat, clean, and orderly manner; use and maintain the Premises in accordance with applicable police, sanitary, and all other regulations imposed by governmental authorities; observe all reasonable regulations and requirements of underwriters concerning use and condition of the Premises tending to reduce fire hazard and insurance rates; and immediately inform Landlord when there is a need for Landlord to perform repairs or maintenance. Resident shall not cause or permit any waste or misuse of any utility fixtures or of any portion of the Premises. Resident shall keep the Premises free from filth, pests, debris, and clutter. Pests shall include, but not be limited to, bed bugs, body lice, fleas, and cockroaches. Resident shall be responsible for all costs associated with ridding the Premises and any common areas or other units (if any infestation spreads to a common area or other unit) of infestations stemming from the Premises. Resident shall reimburse Landlord for all damages caused by such waste or misuse; for all permit, inspection, and certification costs Landlord incurs because of Resident's noncompliance with this Lease or applicable laws; and for all damages resulting from Resident's failure to timely report the need for repair or maintenance. Landlord may invoice Resident for the cost of any repairs/replacements (other than normal wear and tear) during this Lease. The amount of such invoices is deemed unpaid rent and shall be due with the rental installment for the month following the month in which the invoice is sent. Resident shall pay and be liable to Landlord and/or Landlord's insurer (in contract and/or tort) for the repair of all damage to, and/or replacement of, the Premises and structure of which they are a part, including fire and flood damage and all lost rents therefrom, in any way caused or made necessary by Resident or Resident's occupants, guests, invitees, licensees, or agents. Nothing in this clause waives or lessens Landlord's obligation to maintain and repair the Premises under Michigan law, but Landlord is not so liable when it has not been informed of the need to repair. Landlord's reasonable exercise of any right or obligation hereunder never shall be deemed an eviction of Resident or interference with their use and possession of the Premises, and Landlord shall have no liability to Resident because of Landlord's actions in reasonably fulfilling its obligations hereunder.

15. **Hold Harmless.** Resident agrees for themselves, their heirs, and personal representatives to hold Landlord harmless from all damages, including damages to the Premises and structure of which they are a part; all lost rents for the Premises and structure of which they are a part; and all liability that results from their negligent or illegal use of the Premises and from their intentional misuse of them, including common areas of any apartment building. When claims against Landlord's insurance are paid because of acts or omissions of Resident or Resident's occupants, visitors, guests, or invitees, Resident will reimburse Landlord for any insurance deductible it pays.

16. **Damage to Resident's Property.** Landlord and its agents do not provide any insurance coverage for personal property of Resident or Resident's occupants, guests, invitees, licensees, or agents and shall not be liable for any damage, loss, or destruction of such property from any cause, including acts or omissions of third parties, unless caused by Landlord's or its

CHARGER PROPERTIES RESIDENTIAL LEASE

agents' nonperformance or negligent performance of a duty imposed by law or by their grossly negligent or intentional actions. **RESIDENTS ARE SPECIFICALLY ENCOURAGED TO INSURE THEIR PERSONAL PROPERTY.**

17. Alterations. Alterations to the Premises without Landlord's prior written consent are prohibited. Landlord is not liable to reimburse Resident for any alteration, unless agreed in writing. Alterations are the property of Landlord, but upon lease expiration or earlier termination, Landlord may designate, in writing, alterations it wishes to have removed, and Resident, at their expense, shall remove them promptly and repair any damage caused thereby, leaving the Premises in the same condition they were before the alteration.

18. Return of Premises. Resident shall return the Premises at the expiration of the Term (or earlier termination) in as good a condition as when received, reasonable wear and tear excepted. Early surrender of the Premises, including surrender accepted in writing, does not extinguish any of Resident's obligations to perform under this Lease, including payment of all rent required hereunder.

19. Amendment. This Lease may only be amended in writing, signed by all parties; except that on 30 days' written notice to Resident, Landlord may (a) amend this Lease to conform with changes required by federal, state, or local law, rule, or regulation or to implement changes in rules relating to the Premises that are required to protect the physical health, safety, or peaceful enjoyment of Resident and guests and (b) increase required rental payments to cover additional costs incurred by Landlord in operating the Premises because of any increase in ad valorem property taxes, charges for the electricity, heating fuel, water consumed at the property, or increases in premiums paid for liability, fire, or worker compensation insurance. Upon giving such notices, this Lease is deemed amended in accord with the terms specified in the notice. If the new rental rate starts other than on the first day of a calendar month, the amount of increase due from the start date to the first of the next calendar month will be pro rated on a 30-day-month basis and due as part of the rent installment for that next calendar month.

20. Captions. Paragraph captions herein are to assist with identification and have no legal significance.

21. Waiver. Landlord's nonenforcement of a provision of this Lease on one (1) or more occasions is not a continuing waiver of Landlord's right to enforce the provision, and its consent to an act of Resident on one (1) or more occasions (where consent is required) is not a continuing consent to any subsequent similar act by Resident. No breach is waived by Landlord unless waived in writing.

22. Severability. A court ruling that a portion of this Lease is invalid or the parties' written agreement not to observe a portion of this Lease shall not invalidate any other clauses of this Lease.

23. Pets. Pets are never allowed in the Premises unless approved by Landlord and Resident signs the applicable Pet Addendum. Guide or leader dogs, hearing dogs, or service dogs of Resident, their guests, or invitees that meet the identification and training verification requirements of Michigan law are not "Pets."

24. Successors Bound. Heirs, successors, assigns, and representatives of Landlord and Resident shall be bound by the covenants of this Lease.

25. Use and Quiet Enjoyment. Resident shall comply with all applicable laws and ordinances; use the Premises only for strictly residential purposes; and refrain from all conduct that unreasonably disturbs each other, other Residents, occupants, guests, neighbors of the building, or Landlord. Resident shall also comply with Landlord's current Rules and Regulations for the Premises and property, which are made a part hereof (the "Rules and Regulations"). A copy of the Rules and Regulations has been provided to Resident prior to Resident signing this Lease. Landlord will provide Resident with written notice any time the Rules and Regulations are amended. No business of any sort shall be located in or conducted from the Premises. Resident are entitled to quiet enjoyment of the Premises throughout this Lease so long as they comply with its covenants.

26. Joint and Several Liability. When there is more than one Resident on the Lease, each Resident is jointly and severally (individually) liable for its full performance.

27. Uninhabitability. If the Premises become wholly uninhabitable because of fire or other casualty, Landlord may terminate this Lease by written notice to Resident, and Resident shall surrender the Premises to Landlord. If for the same reasons the Premises become partially uninhabitable, or wholly uninhabitable without Landlord's terminating the Lease,

CHARGER PROPERTIES RESIDENTIAL LEASE

Landlord shall repair the Premises with reasonable speed. From the date of the casualty, until repairs are substantially completed, Rent shall abate in the same percentage that the Premises are uninhabitable, unless the uninhabitability is caused by negligence or intentional misconduct of Resident, their family, occupants, employees, guests, invitees, agents, or anyone on the Premises by reason of association with any of them, in which case rent shall not abate. Landlord is not liable for failure to repair until Resident notifies Landlord of the need for repair and a reasonable time to make the repair has passed thereafter. For purposes of Landlord's right to terminate this Lease, the Premises are "wholly uninhabitable" if 50 percent or more of the Premises are uninhabitable.

28. Assignment, Subletting, and Occupancy. Resident may not assign this Lease or sublet any of the Premises without Landlord's prior written permission, which shall not be denied unreasonably. Landlord may evaluate proposed assignees and sub-Residents as it evaluates prospective Residents, including acceptability to remaining prime Resident. Unless Landlord authorizes an assignment or sublet, only those listed herein as Resident/occupants may occupy the Premises.

29. Abandonment. If during the Term Landlord believes that Resident has abandoned the Premises and current rent is unpaid, Landlord may enter the Premises and remove any remaining possessions of Resident without liability therefor. Abandonment is presumed conclusively if rent is unpaid for fifteen days following the due date and (a) a substantial portion of Resident's possessions have been removed or (b) acquaintances of Resident or other reliable sources advise Landlord that Resident has left without intending to reoccupy the Premises. If Resident abandons or surrenders the Premises at any time and leaves personal property there, Landlord may dispose of it however Landlord chooses, and Resident shall reimburse Landlord for all costs it incurs in that regard.

30. Limited Cancellation Rights.

(A) A Resident who has occupied the Premises for more than thirteen (13) months may terminate this Lease upon sixty (60) days written notice to Landlord if (i) Resident has become eligible during the Term to take possession of a subsidized rental unit in senior citizen housing and provides Landlord with written proof thereof or (ii) Resident has become incapable during the term of living independently, as certified by a physician in a notarized statement.

(B) If a Resident executes this Lease while in military service, or enters military service after this Lease has been executed by that Resident (or by someone in their behalf), and thereafter receives military orders for a permanent change of station or to deploy with a military unit for a period of not less than 90 days, that Resident may terminate this Lease at any time after the Resident's entry into military service or the date of the Resident's military orders described in the Service Members Civil Relief Act, 50 USC 3955(b).

(C) A Resident who has a reasonable apprehension of present danger to themselves or their child from domestic violence, sexual assault, or stalking may have special statutory rights to seek a release of rental obligation under MCL 554.601b.

Election to cancel under either subsection of this paragraph is limited to the Resident to whom the foregoing applies, and the Lease, including joint and several liability, if any, continues in full force and effect for remaining Resident.

31. Entire agreement. This Lease, including any applicable Addendums, is the Parties' entire agreement, and they enter it voluntarily. There are no other agreements that are part of this lease or to which the parties are bound unless specifically enumerated herein. Resident's application to lease and Resident Information Form are incorporated herein, and Resident covenants that the information supplied in that application was and continues to be accurate. Resident agrees to promptly provide updated information for any changes to the information provided on Resident's Resident Information Form.

NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

32. Fair Housing Act—Request for Accommodation. A Resident requesting a reasonable accommodation under the Fair Housing Act must establish that (a) the Resident or a member of Resident's household is disabled (or regarded as disabled) and (b) the requested accommodation is necessary for the Resident/household member to enjoy the benefits of the unit as do those without disabilities.

**CHARGER PROPERTIES
RESIDENTIAL LEASE**

33. Addendums. The following attached addendums are incorporated into this Lease and made a part hereof.

- | | | |
|---|---|--|
| <input type="checkbox"/> Carport Addendum | <input checked="" type="checkbox"/> Smoke Detector Addendum | <input type="checkbox"/> Screen Door Addendum |
| <input type="checkbox"/> Washer/Dryer Addendum | <input checked="" type="checkbox"/> Satellite Dish and Antenna Addendum | <input type="checkbox"/> Pet Addendum |
| <input checked="" type="checkbox"/> Authorization for Entry | <input checked="" type="checkbox"/> Lead Paint Disclosure | <input checked="" type="checkbox"/> Package Delivery Agreement |
| <input checked="" type="checkbox"/> Rules and Regulation | <input checked="" type="checkbox"/> Inventory Checklist | <input type="checkbox"/> |

I have read and understand the entire Lease, including any applicable Addendums, and I voluntarily agree to all its terms and conditions.

LANDLORD

Charger Holdings, Inc.

6.5.2018
Dated: ~~6.8.18~~

By: [Signature]

Its: Authorized Representative

RESIDENT

6.5.2018
Dated: ~~6.8.2018~~

[Signature]
Printed: Suzanne Bridgeman

Dated: _____

Printed: _____

Dated: _____


Printed: _____

RULES AND REGULATIONS


For Resident, Including Guests, Invites, and All Occupants

- 24. The use, sale or manufacture of any non-prescribed controlled substance on or in the leased premises or on the grounds of the apartment community by any Resident, including any occupant, guest or invitee is strictly prohibited. In addition to criminal sanctions the tenancy of such resident, etc. shall be subject to immediate termination and ultimately eviction. Further, the Resident, including all occupants shall be solely responsible for any costs incurred by Management in cleaning and decontamination of any part of the leased premises, including surrounding areas necessitated as a result of any violation of this provision. Such costs can include replacement of carpet, cabinets, appliances, repainting or any cost necessary to obtain the proper recertification of occupancy by any health or environmental agency or governmental representative. The lessee is conclusively presumed to have knowledge of any activities described herein conducted on or in the leased premises by an occupant, guest or invitee.
- 25. The manufacture (including cultivation) and/or distribution of marijuana, including "medical marijuana", in our apartment community is strictly prohibited.

NOTE: Management strongly recommends that Residents purchase a renter's insurance policy to protect personal possessions from theft, damage or loss and to cover his/her liability. Renter's policies are readily available through most area insurance agencies.



Resident Signature

B.S. 2018 SD
 *6-8-2018*

Date

Resident Signature

Date



Management Signature

6-8-18 *6-5-2018*

Date

RULES AND REGULATIONS

For Resident, Including Guests, Invites, and All Occupants

11. No animals or birds shall be kept in or about the premises without the Resident executing a Pet Agreement Lease with the Management.
12. No additional air conditioning unit can be installed without the prior written consent of Management.
13. Toilets and other equipment shall only be used for the purpose for which they are constructed. Pouring of grease into sinks and toilets is forbidden. All grease shall be disposed of with garbage in proper receptacles. Any damage or clogged pipes due to resident negligence may be charged to the resident.
14. The trees, shrubbery and lawns are a vital and valuable part of the premises and the Resident shall be liable to assessment for damages for any mutilation or defacing thereof for which he or she is responsible.
15. Laundry work shall be done only in rooms provided for such purpose in the demised premises. Washing machines and dryers shall be used and operated in assigned areas only.
16. All damages to the building caused by the moving or carrying of articles shall be paid by the Resident.
17. All refuse must be placed in containers designed for that purpose and the container lid, if any, must be kept tightly closed at all times. Such containers must be maintained in accordance with applicable governmental regulations.
18. The storage of kerosene, gasoline or other inflammable or explosive agencies is prohibited. Any furnace or mechanical rooms must free of debris and not used for storage purposes.
19. Cooking or barbequing with a grill is not allowed on any porch, patio, balcony or within 15 feet of any building except in areas designated by the Management.
20. The parking of commercial trucks, RVs, boats, etc., or any other vehicle other than REGULARLY USED passenger cars by Residents and their guests within the limits of the apartment grounds, is strictly prohibited. Car repairing or washing is prohibited in the community. All cars must be roadworthy at all times (i.e. current license plates, no flat tires, etc). Vehicles not in compliance with the above regulations will be towed at the OWNERS EXPENSE.
21. No water beds are permitted.
22. Management reserves the right to terminate the tenancy and evict any resident, occupant or to refuse to allow any other person to come on the premises who has been convicted of a misdemeanor or felony involving violent or assaultive behavior, possession, use or sale of any controlled substance not prescribed by a licensed physician, or of any crime that requires registration as a Sex Offender as prescribed by the statuses of the State.
23. Management reserves the right to change or amend the Rules and regulations on 30 days written notice to resident which changes or amendments are required to protect the physical health, safety and quiet and peaceful enjoyment of Residents or guests.

CHARGER PROPERTIES

Balley Park Apartments

LEAD-BASED PAINT DISCLOSURE

Resident(s): Sharon Bldgewater

Leased Premises: 1409 Capital Ave NE # 12 Battle Creek MI 49017

Resident, be advised:

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 Landlords must disclose the presence of known lead-based paint and/or lead-based hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

The Leased Premises:

- was built during or after 1978
 was built before 1978

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to lessor (check (i) or (ii) below):

(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Resident's Acknowledgment (initial) SB

- (c) Lessee has received copies of all information listed above.
(d) Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Management's Acknowledgment (initial) TH

(e) Management has informed the landlord of the landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

RESIDENT(S)

[Signature]
Printed: Sharon Bldgewater

MANAGEMENT

[Signature]
Printed: T Hinchliffe

Charger Properties

RESIDENT PACKAGE DELIVERY AGREEMENT

Resident Name(s): Sharon Bridgewater

Resident Address: 1409 Capital Ave NE # 12 Battle Creek, MI 49017


Dear Resident,

Landlord and its staff are offering Residents the convenience of receiving your package deliveries at the Rental Office during normal business hours on the following terms and conditions:

- This is a courtesy, not a guarantee. Staff may not always be available to sign for and handle your package(s) when carriers deliver due to situations such as part-time office hours, non-staffed buildings, performing other duties away from the office, holidays, absences, illnesses and vacations.
- Maintenance and custodial staff are NOT responsible for the receiving or distribution of packages. No staff is to be contacted after normal Rental Office hours regarding a package. The receipt or delivery of a package is not an emergency.
- Landlord will not accept delivery of packages that need refrigeration or other special handling. Please make alternative arrangements for delivery of such packages.
- Landlord and its staff are not permitted to accept delivery of or hold for delivery any letter, parcel, packages, or other item that is addressed to non-residents.
- Landlord and its staff will exercise reasonable care while handling a package; however, Landlord assumes not liability regarding the condition of any package upon receipt from a carrier or delivery to Resident. Resident assumes all responsibility regarding the condition of any letter, parcel, package, or other item received by Landlord on behalf of Resident.
- Tenant is responsible to pick up his/her delivery at the Leasing Office no later than one week after delivery. If Tenant is unable to pick up his/her delivery during normal office hours within one week of delivery, please contact Management to make other arrangements. If other arrangements have not been made, then any package that is not picked up within one week will be returned to the sender.

By signing below, I give my consent for Landlord and its staff to accept any deliveries addressed to me or any occupant of my unit on my behalf and I release and forever discharge Landlord and its staff from any liability, claim, or damage in connection with this Resident Package Delivery Agreement.


I acknowledge that I understand the terms of this Resident Package Delivery Agreement and desire to be bound by the same.


Resident Signature

6-8-2018 6-5-2018
Date

Resident Signature

Date


Management Signature

6-8-18 6-5-2018
Date

Community: Bailey Park

SATELLITE DISH AND ANTENNA ADDENDUM

Leased Premises: 1409 Capital Ave NE # 12 Battle Creek, MI 49017 Resident(s): Sharon Bridgewater

Under rules of the Federal Communications Commission (FCC), Resident has a limited right to install a satellite dish or receiving antenna within the leased premises and Landlord has the right to impose reasonable restrictions relating to such installation. Resident is required to comply with these restrictions as a condition of installing such equipment as specified in this addendum. Landlord and Resident agree that the installation of any satellite dish or receiving antenna by Resident will comply with the following:

- 1. Number and size.** Resident may install only one satellite dish or receiving antenna on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. An antenna may receive but not transmit signals.
- 2. Location.** Location of the satellite dish or antenna is limited to (1) inside Resident's dwelling, or (2) in an area outside Resident's dwelling such as a balcony, patio, yard, etc. which is part of the leased premises. Installation is not permitted on any parking area, roof, exterior wall, window, windowsill, fence or common area, or in an area that other residents can use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space of the leased premises.
- 3. Safety and non-interference.** Installation: (1) must comply with reasonable safety standards; (2) may not interfere with the community's cable, telephone, or electrical systems or those of neighboring properties; (3) may not be connected to telecommunications systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of the three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within the leased premises (such as a balcony or patio railing); or (3) any other method approved by Landlord in writing. No other methods are allowed. Landlord may require reasonable screening of the satellite dish or antenna by plants, etc. so long as it does not impair reception.
- 4. Signal transmission from exterior dish or antenna to interior of dwelling.** Resident may not damage or alter the leased premises and may not drill holes through outside walls, door jams, windows sills, balcony railings, etc. If the satellite dish or antenna is located outside Resident's living area (on a balcony, patio, or yard that is part of the leased premises), signals received by it may be transmitted to the interior of Resident's dwelling only by: (1) running a "flat" cable under a door jam or windowsill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane" similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window - without drilling a hole in the window; (4) wireless transmission of the signal to a device inside the dwelling; or (5) any other method approved by Landlord in writing.
- 5. Workmanship.** For safety purposes, Resident must obtain Landlord's written approval of (1) the strength and type of materials used for installation, and (2) the person or company who will perform the installation. Installation must be done by a qualified person or company that has workers' compensation insurance and adequate public liability insurance. Landlord approval will not be unreasonable withheld. Resident must obtain any permits required by the local municipality for the installation and comply with any applicable ordinances.
- 6. Maintenance.** Resident will have the sole responsibility for maintaining the satellite dish or antenna and all related equipment. Landlord may temporarily remove the satellite dish or antenna if necessary to make repairs to the building.
- 7. Removal and damages.** Resident must remove the satellite dish or antenna and all related equipment when Resident moves out of the dwelling. Resident must pay for any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the leased premises to its condition prior to the installation of the satellite dish or antenna and related equipment.
- 8. Liability insurance and indemnity.** Resident is fully responsible for the satellite dish or antenna and all related equipment. Prior to installation, Resident must provide Landlord with evidence of liability insurance to protect Landlord against claims of personal injury and property damage to others, related to the satellite dish or antenna and related equipment. The insurance coverage must be no less than \$50,000 (which is an amount reasonably determined by Landlord to accomplish that purpose) and must remain in full force and effect while the satellite dish or antenna and related equipment remains installed. Resident agrees to defend, indemnify and hold Landlord and its owners, officers, managers, employees, and agents harmless from all liability including bodily injury or property damage resulting from the ownership, installation, maintenance or use of all such devices on the leased property.
- 9. Deposit Increase.** A security deposit increase (in connection with having a satellite dish or antenna) may be required. If that is the case, the security deposit is increased by an additional \$ _____ to help protect Landlord against possible repair costs, damages, or any failure to remove the satellite dish or antenna and related equipment at the time of move out. A security deposit increase does not imply a right to drill into or alter the leased premises.
- 10. Installation.** Resident may begin installation of the satellite dish or antenna only after Resident has: (1) signed this addendum; (2) provided Landlord with written evidence of the liability insurance referred to in Paragraph 8; (3) paid Landlord the additional security deposit, if applicable; and (4) received Landlord's written approval of the installation materials and person or company who will do the installation.

I hereby understand and agree to the above conditions as of 05/21/2018 (date).

RESIDENT

LANDLORD

Printed: Sharon Bridgewater

By: [Signature]

Its: Authorized Representative

Printed: _____

RULES AND REGULATIONS
For Resident, Including Guests, Invites, and All Occupants

Community Name: Bailey Park Resident Address: 1409-12

1. The driveways, sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls (common areas) are not to be obstructed or encumbered or used for any purpose other than ingress and egress to and from the demised premises. No household trash or personal items may be left in any common area. Any resident depositing any household trash or personal items in any common areas will be assessed a \$25.00 fee.
2. No sign, advertisement or notice shall be exhibited, inscribed, painted or affixed by any Resident on any part of the outside or inside of the demised premises or building without prior written consent of the Management.
3. No awnings or other projections shall be attached to or protrude beyond the outside walls of the building without prior written consent of the Management.
4. No radio or television aerials or satellite dishes or wires shall be erected in or about any part of the premises without the Resident executing the Satellite Dish and Antenna lease addendum with the Management.
5. No one shall be allowed to play in any areas other than those specifically provided for such purpose.
6. Smoking is not permitted at any time outside the unit in any areas of the buildings, including hallways, entrances, driveways and community rooms. At no time are cigarettes to be disposed of in or around the grounds or parking areas.
7. The Management will retain pass key to the premises. No resident shall alter any lock or install a new lock or knocker on any door of the demised premises without the written consent of the Management, or the Management's agent. In case such consent is given, the Resident will provide the Management with an additional key for the use of the Management pursuant to the management's right of access to the demised premises.
8. Window coverings are supplied by Landlord so as to maintain a neat and uniform appearance and at no time shall Resident install or use curtains, blinds, shades, or screens in any window or door or anywhere else about the premises without prior written consent from Landlord.
9. Lightbulbs will not be supplied by Landlord. Resident is responsible for replacing any bulbs in the apartment except for fluorescent type. Landlord will assist the resident in replacing bulbs that are purchased by resident if necessary.
10. Nothing shall be done in or about the building which will interfere with the rights, comforts, convenience or quiet and peaceful enjoyment of other Residents. No musical instruments, radios, television or stereo shall be operated in a manner that is disturbing or annoying to other Residents, nor shall any disturbing noises be made at any time.

Charger Properties

SMOKE DETECTOR ADDENDUM

This Smoke Detector Addendum is part of that lease dated the date hereof by and between Charger Holdings, Inc. as Landlord and the individual(s) listed below as Resident(s) for the apartment located at 1409 Capital Ave NE # 12 Battle Creek, MI 49017

The Resident(s) and Landlord hereby agree as follows:

- Acknowledgment of installation of operating smoke detector.** Residents and Occupants acknowledge that Landlord has equipped the leased premises with (an) operable smoke detector(s).
- Acknowledgment of maintenance responsibilities.** Residents and Occupants acknowledge that they are barred from disabling the smoke detector(s) at any time. Residents and Occupants also acknowledge that they are required to test the smoke detector(s) monthly (or more frequently as recommended by manufacturer's instructions) and to replace batteries as needed. Residents and Occupants are required to promptly report any malfunctions of their smoke detector(s) in writing to management.
- No liability if noncompliance.** Residents and Occupants acknowledge that Landlord, Owner and Manager shall not be liable for damages or injuries to persons or property caused by Residents' or Occupants' or their guests, invitees or agents disabling of smoke detectors, failure to regularly test smoke detectors, failure to change batteries as needed, or failure to immediately report any malfunction of smoke detectors to management.

RESIDENT(S)

LANDLORD

Printed: Sharon Bridgman

By: [Signature]
Its: Authorized Representative

Printed: _____