

Bobcat Property Management

508 N Curry St • Carson City, NV 89703
(775) 461-0081



1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease/Rental Agreement is between you, the undersigned TENANT(s):

<<Tenants (Financially Responsible)>>.

(Co-Signer will be listed here if applicable): Co Signers.

and <<Company Name>> (herein referred to as "Management").

The Owner, principal, or corporate Owner(s) of the subject property is: <<Owner Name(s)>>.

The Licensee also referred to as "Management" is authorized to act on behalf of and may be compensated by the Owner. Management includes, but is not limited to process serving, delivering notices, and demands as follows: Property Manager Name, Bobcat Property Management.

TENANT(s) have agreed to lease/rent the property (herein referred to as "Premises") located at Full Property Address for use as a private residence only.

Entire Agreement: This document contains the entire Agreement of parties and supersedes all prior agreements of any kind between the parties, written or oral. Both parties acknowledge to not have relied on any statements of the real estate licensee, Broker or Management which are not herein expressed.

To Tenant:	To Broker:
	Managing Licensee: <<Site Manager>>
	Property Manager License Number
	Managing Licensee's Email:
	PM email
	Managing Licensee's Phone:
	775-461-0081
<<Tenants (Financially Responsible)>>	Company Name:
<<Tenant Contact Information>>	Bobcat Property Management
Co-Signer(s): Co Signers	Broker's Name: Carson Hamann
Co-Signer Contact Info	Broker's License #:
	B.1002420.LLC, PM.0166335.BKR
	Address: 508 N Curry St Carson City, NV 89703
	Office Phone: 775-461-0081
	Office Email: Hello@bobcatpm.com
	Website: www.bobcatpropertymanagement.com

Addendums Attached to this Lease/Rental Agreement:

Attached Addend..

Approved Occupants: Names and Number of Aprvd tnts.

Approved Pets: Number of Approved Pets.

1.2 FINANCIALS

If this Agreement is not accepted and executed by the Management within 3 business days after the execution by the prospective TENANT, then the entire deposit received above shall be returned to the prospective TENANT, excluding the Application Fee(s) of Total Application Fees Collected.

Holding Deposit: A holding deposit in the amount of Holding Dep will be collected in order to secure Premises for TENANT. The deposit will be held as non-refundable until the Lease/Rental Agreement term starts and the total amount of money due prior to occupancy is collected by Management. At that time, the non-refundable deposit will be applied to the security deposit and will then become refundable when the agreement is terminated if any balance is remaining.

Breakdown of Move-In Charges:

This total must be paid in full before Management will release keys to TENANT(s).

Rent (pro-rated if applicable): Pro Rated Rent month1

Application Fee(s): Total Application Fees Collected

Lease Preparation Fee: Lease Prep Fee (\$75.00)

Resident Benefit Fee: Res Benefit Fee (\$20)

Liability to Landlord Insurance Fee: Monthly Ins. 12

Security Deposit: Total Sec Deposit

Additional Security Deposit(s): Add. DepPet etc.

Non-Refundable Pet Fee: Nonrefundable Pet Fee

Monthly Pet Fee(s): Monthly Pet Fee

Amount TENANT(s) have Paid as of Today's Date:

\$ Paid as of Todays Date

Amount Owed Prior to Move-In/Key Release:

\$ due b4 movein (rent&dep)

1.3 LEASE/RENTAL TERM

☐ The term of this Agreement shall be approximately <<Lease Term (Months)>>, beginning on Lease Start Date (Lease Agreement)

and terminating on Lease End Date (Lease Agreement), at 11:59 P.M.,

for a total rent, not including deposits, other fees and/or potential charges, interest and/or damages, of Total Rent for entire Term (Rent X months).

OR

☐ The term of the Agreement shall be on a month-to-month basis beginning on Lease Start Date (Month-to-Month) and shall continue until either party gives a 30-day written notice of termination. TENANT shall be responsible to pay rent and otherwise comply with all terms of this Agreement during the 30 days following delivery of written notice.

A 30-day written notice of intent to vacate is required of the TENANT 30 days prior to the expiration of this Lease/Rental Agreement. TENANT shall be responsible to pay rent and otherwise comply with all terms of this Agreement during the 30 days following delivery of written notice, up to and including the termination date.

1.4 LEASE / RENTAL AGREEMENT RENEWAL

Renewals of this contract must be in writing and signed by all parties or Lease/Rental Agreement will automatically be extended on a month-to-month tenancy until either party gives 30-day written notice. Pro-ration will be made at Daily ProRated Rent Amount per day.

1.5 RENT, OTHER MONTHLY CHARGES, PAYMENT METHODS AND SECURITY DEPOSIT

The monthly rent will be in the amount of <<Monthly Rent>> per month is payable in advance and due on the 1st day of the month.

If rent is not in by 11:59P.M. on the 4th day of the month it will be considered late, and TENANT agrees to pay a late fee of Late Fee 5 (5% of the monthly rent per NRS).

Rent Payment Methods and Processing Fees:

Tenant may make rent payments using one of the following methods:

1. In-Person or Mailed Payments (No Fee):

Personal check, cashier's check, or money order delivered in person or mailed to Bobcat Property Management's office are accepted at no additional charge. These payments may be mailed to our office and must be postmarked on or before the 4th day of the month. Cash is not accepted under any circumstances.

Bobcat Property Management and/or Property Owners will not be held responsible for lost or stolen payments.

Office Drop Box Bobcat Property Management's drop box is located in our office door. TENANT's are welcome to use this dropbox to submit rent. Any rent submitted after 5:00 pm on the 4th day of the month will be considered late and a late fee will apply.

2. Online Payments via the Tenant Portal (Third-Party Fees Apply):

- eCheck (ACH): \$2.49 per transaction
- Credit Card: 2.99% of the total amount per transaction
- Debit Card: \$9.99 per transaction

These processing fees are not charged or collected by Bobcat Property Management. They are charged directly by the third-party payment provider that processes online transactions. Fees are subject to change at any time if the third-party provider modifies its pricing.

The TENANT further agrees to pay \$50.00 plus any bank charges for any dishonored checks. If a check or payment through a bank does not clear as a result of non-sufficient funds, late fee shall apply. Satisfaction of Rent shall be considered all monies owed including, but not limited to monthly rent, security deposits, utilities, late fees, bank charges, and/or court costs. Any and all fees are considered over and above the normal monthly payment and must be paid in full in order for rent to be considered paid in full. Rent payments are the sole responsibility of the TENANT without notice of demand. If TENANT defaults in the payment of rent or any other term of this Agreement and said default is not immediately cured, Management may terminate this Agreement in the manner required by law. TENANT shall surrender the Premises and pay all sums which Management may be entitled to, including, but not limited to reasonable attorney fees, damages and all other expenses related to said default as allowed by Nevada Law.

Additional Monthly Fee(s):

1. Resident Benefit Fee: Res Benefit Fee (\$20)
2. Pet Fee(s): Monthly Pet Fee
3. Other Fee(s): Other Monthly fees

Security Deposit: TENANT will not have the right to apply the security deposit payment to rent. The security deposit will secure the performance of TENANT'S obligations. Management may, but is not obligated to apply all portions of said deposit on account, towards TENANT obligations upon termination of Lease/Rental Agreement. Any balance remaining upon termination will be returned to TENANT with an itemized accounting of the deposit to the TENANT'S last known address or according to TENANT'S written instructions within 30 days of TENANT vacating the Premises. Security deposit to be held by Management in Trust account at Enterprise Bank and Trust.

1.6 UTILITIES

The TENANT will be responsible for the payment of all utilities and services of the Premises effective <<Lease Start Date>> including, but not limited to gas, electricity, garbage, water, sewer, with the exception of: <<Utilities Included>> which shall be paid by Management. If TENANT does not comply, Management may instruct the utility provider(s) to terminate service.

Gas, electricity, and trash must be set up in TENANTs name prior to TENANT occupancy. TENANT must send proof of gas, electricity, and trash setup to Management prior to TENANT occupancy if applicable. Proof of setup must be submitted by email to Management.

TENANTs failure to submit proof of utility setup to Management by the lease start date listed in this agreement will result in a monthly fee of \$50.00 charged to TENANT on the 1st of every month. The proof of utility setup fee will not be pro-rated or refunded. The proof of utility setup fee will be discontinued the month following the time TENANT provides proof of set up to Management for all utilities and services TENANT is responsible for.

TENANT is responsible to keep utilities active until the EXPIRATION of their Lease/Rental Agreement, even if you move out early you remain responsible. Any fees incurred such as reestablishment, hook-up, late fees, lost deposits or damage to property due to utilities being turned off during the time of the Lease/Rental Agreement will be charged to the tenant, plus a fee of \$35.00 per utility instance for the Owner or Management to handle these services during the term of your Lease/Rental Agreement.

1.7 INVENTORY, MOVE-IN CONDITION FORM AND DUE DATE

The move-in condition form attached to this Agreement must be completed and returned to Management by mail, electronically or in person by appointment on or before

MoveIn Sheet is Due 1 Week from MoveIn Date.

If TENANT fails to turn the move-in condition form to Management by the date listed above, then Management will assume that property was turned over to TENANT with no damage. TENANT will be held responsible for any maintenance needed to the property when this Agreement is terminated.

The TENANT hereby acknowledges the following to be a true and correct inventory of all personal property contained on the Premises. Any alterations expressly approved by Management and funded by the TENANT to the Premises shall become part of the Premises and belong to the Owner unless Management provides TENANT with written notice to remove alterations or additions and restore the Premises to its original condition. A move in condition form has been provided for TENANT to inspect and note any existing conditions of the Premises. The move in condition form must be completed and returned to Management within Z calendar days of the first day of the Term set forth above.

1.8 ADDITIONAL TERMS

Additional Terms

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. General Clauses

2.1 VEHICLES AND PARKING

TENANT may park no more than Approved of Cars vehicles in the approved areas and on the Premises at any one time. Management is not responsible for damage or theft while vehicles are parked in the approved areas on the Premises.

TENANT shall not perform any business connected with vehicles on the Premises, in the garage, and/or carport. TENANT is not to park vehicles of any kind on any area other than the driveway, designated RV access, if applicable, or the street. TENANT is to remove any vehicles leaking oil, or gasoline, from the premises until repaired. TENANT and/or TENANT's guests are not to park inoperative or unregistered vehicles on or in front of the property. All vehicles not listed below must be approved and registered with Management. The vehicles which are permitted on this Premises are the following: <<Vehicle Information>>

Only vehicles maintained in operational condition and properly licensed and registered may be parked in the approved areas. Unauthorized vehicles may be towed by Management at TENANT's expense.

2.2 ANIMALS

No Animals will be allowed on the Premises without prior written consent of Management.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease/Rental Agreement. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for deep cleaning, deodorizing, and shampooing.

2.3 SMOKING

Smoking, including vaping is strictly prohibited inside the Premises and the Premises' garage if applicable. Smoking includes but is not limited to tobacco and cannabis. Smoking inside the Premises will be considered a violation of this Agreement and grounds for immediate termination. TENANT will be held responsible for any damage caused from smoking by TENANT or any guest of TENANT. If TENANT or any guest of TENANT smoke outside the Premises then TENANT is responsible for immediate cleanup of any debris associated with smoking (i.e. cigarette butts, ashes, ash trays).

Any associated waste left unattended for more than 24 hours may be immediately accessed and disposed of by Management at a rate of \$50.00 per hour, with a One-hour minimum charge.

2.4 GUESTS AND PROPERTY USE

Any guest(s) staying more than 30 days in a calendar year without prior written consent of Management constitutes a material breach of this Agreement. No business of any type may be conducted on/or from the Premises unless prior written consent of Management is obtained, and TENANT complies with all licensing and other legal requirements of business. Management reserves the right to require TENANT to obtain increased liability insurance in an amount to be determined at its sole discretion and/or to increase the Security Deposit on the Premises.

2.5 ENTRY AND/OR INSPECTIONS

Management and/or its representative may enter the Premises under the following conditions:

1. In case of an emergency where Premises may be destroyed, or human lives may be in danger;
2. Necessary and agreed upon repairs
3. Inspections;
4. Show the Premises to potential buyers, future TENANT, lenders or workers;
5. When TENANT has surrendered the Premises or has abandoned it.
6. If the property is placed for sale and/or Lease/Rental Agreement during the term of the Lease/Rental Agreement, Owner may authorize the installation of a lockbox to provide access to real estate licensees for the purpose of showing the property
7. Notification must be given at least 24 hours in advance and entry will be between the hours of 8:00 a.m. - 5:00 p.m. unless agreed otherwise, excluding (1) and (5) above.

Management Inspections - Tenant No Show: TENANT(s) acknowledge that they will be charged a \$50.00 Management fee in the event TENANT(s) fail to attend or accommodate prearranged Management inspections or appointments.

2.6 BREACH OF AGREEMENT

Failure of TENANT to comply with any term or condition of this Agreement, an abandonment of the Premises as defined herein, and/or failure by TENANT to comply with any applicable rules or provisions of the laws of the State of Nevada, each constitutes a material breach of this Agreement and entitle Management to terminate this agreement upon five (5) days written notice or in the most expedient manner allowed under Nevada law. Following termination, TENANT is liable for all re-leasing costs, including but not limited to leasing fees, advertising, cleaning, repair, care of the Premises while vacant, court costs, etc. If the market rent must be reduced to re-rent the Premises, the difference through the remainder of the Term, will be charged to the TENANT. Any changes herein enumerated shall immediately be due as rent and may be deducted from any remaining security deposit, and any balance remaining shall be billed to the TENANT.

2.7 BREAKING YOUR LEASE

Should you vacate the property at any time before the lease expiration date you shall continue to pay all rent, charges, fees, including utilities and lawn upkeep expenses. You shall pay these amounts as due, until either the property is re-rented, or until the lease expiration date, whichever occurs first. We shall make reasonable and customary efforts to re-rent the property. In addition to paying all sums due, you shall pay an administrative fee equal to 30% of one full months rent. This administrative fee represents an estimation of the expenses the Landlord may incur to re-lease the Premises including, but not limited to, advertising and leasing fees paid to Agent.

2.8 MAINTENANCE, REPAIRS OR ALTERATIONS

The TENANT acknowledges that the Premises are in good order and repair, unless otherwise indicated, TENANT has thoroughly examined the Premises, TENANT has not relied on any statements or representations concerning the past, present or future condition or repair of the Premises by Management or any agent of either, and TENANT hereby waives any claim or right on account of the condition or repair of the Premises or any alleged defect in any aspect of the Premises. TENANT shall, at TENANT expense, maintain the Premises in a clean and sanitary manner, including, but not limited to, all equipment, appliances, smoke detectors, plumbing, heating and air conditioning, pest control and shall surrender the same, at termination, in as good condition as received, normal wear excepted. TENANT shall be responsible for damages caused by negligence and that of TENANT'S family, invitees, and guests. TENANT shall immediately report any defect or natural wear pertaining to the plumbing, wiring, or workmanship on the Premises. TENANT is responsible and agrees to pay for damage done by weather related damage caused by leaving windows or doors open and or by overflow of water, stoppage of waste pipes, or any other damage to appliances, carpeting, or the Premises in general actions due to the failure to act by TENANT or guests of TENANT. TENANT shall not paint, paper or otherwise redecorate or make alteration to the Premises without prior written consent of Management. TENANT will replace broken glass, regardless of cause of damage, at TENANT's expense. The following materials are prohibited to be stored at Premises: Flammable liquids, corrosives, explosives, toxic material subject to combustion or more than 5 gallons of paint or gasoline.

TENANT shall maintain indoor temperatures at 55°F or higher to prevent freezing. Furnace filters must be replaced every 3–4 months, and light bulbs are the responsibility of the TENANT. All material items must be repaired and/or replaced to their original condition by the termination date of the tenancy. Any damage resulting from TENANT's noncompliance with these terms shall be the sole responsibility of the TENANT.

2.9 LANDSCAPING

TENANT shall be solely responsible, at TENANT's expense, for the irrigation, mowing, trimming, weeding, fertilization, and general maintenance of any grounds or landscaping designated for their exclusive use, including but not limited to lawns and shrubbery. These duties must be performed on a weekly basis. If TENANT fails to maintain the grounds and is found neglectful, Management reserves the right to hire a professional landscaping service and charge the cost to the TENANT. A recurring monthly gardening service may also be imposed, with payment due on the 1st of each month along with rent.

TENANT is also responsible for turning sprinkler systems on in the spring and off and draining them in the fall. Additionally, TENANT must detach all hoses from hose bibs during fall and winter months to prevent damage. TENANT will be held liable for any landscaping damage resulting from failure to properly maintain the grounds or comply with these seasonal responsibilities.

Snow and ice removal on the Premises is the sole responsibility of the TENANT.

2.10 NOTICE OF INTENT TO VACATE AND HOLDOVER

Should TENANT vacate prior to the expiration of the rental term, it shall be considered a Breach of Agreement as defined in this contract. Upon expiration of the rental term and in absence of written notice of intent to vacate by the TENANT, rental shall continue on a month-to-month basis subject to all terms and conditions, until either party gives a 30-day written notice to terminate the Agreement. Notice to vacate must be in writing and delivered to Management prior to the first day of the last month of the Lease/Rental Agreement term. As presumed under Nevada law, TENANT's absence from Premises for a period of time equal to one half of the time for periodic rental payments, while all or any portion of the rent or other monetary obligation of TENANT remains unpaid, constitutes an abandonment of the Premises and entitles Management to, at their option, take possession of the Premises.

In the event TENANT fails to vacate the Premises by the end of the lease term or agreed-upon move-out date, and retains possession of the keys beyond that date, it shall be considered a holdover violation. TENANT will be charged a fee of \$100.00 per day for each day the keys are not returned to Bobcat Property Management's office and possession of the Premises is not fully surrendered. This fee is in addition to any other applicable charges or legal remedies available to Management.

2.11 APPLIANCES

Appliances Provided at a convenience are: <<Appliances Included>>

If washer, dryer, refrigerator or swamp cooler are provided at a convenience then any repairs or replacement will be at the cost of the TENANT. Should TENANT be required to replace said item(s), the replaced item(s) shall become the property of the TENANT.

TENANT is required to submit a notice in writing to Management should a repair or replacement of said appliances take place.

2.12 CARDS, KEYS AND RE-KEYING

Upon execution of this Agreement, TENANT shall receive the following: See key checkout addendum and/or move-in email.

The TENANT is responsible at TENANT's expense for payment of re-keying and will be charged for re-keying upon move-out.

2.13 DAMAGES/DESTRUCTION TO PREMISES

If the Premises is damaged and rendered uninhabitable by events or causes other than the intentional conduct and/or negligence of the TENANT or any guest, invitee or agent thereof, either party will have the right to terminate this Agreement, in writing, as of the date on which the damage occurred. Should this right be exercised by either party, rent for the current month will be prorated as of the date the damage occurred, and any unused security deposit will be refunded. If the Premises is still habitable, Management agrees to make repairs as soon as practicable. If any damage, whether complete or partial, is caused by the intentional conduct and/or negligence of the TENANT, any member of Tenant(s)'s household, guest or other persons on the property, Management has the right to terminate this Agreement. If Management exercises that right, TENANT shall pay prorated rent for that period between the date the damage occurred, and the date TENANT completely vacates the Premises. TENANT will reimburse Management for all expenses incurred to restore the Premises to the same condition prior to occupancy. If not, TENANT shall continue to pay rent, otherwise comply will all provisions of the Agreement and reimburse Management, in full, for all expenses related to damage as set forth in the preceding sentence.

2.14 CLEANING

Upon vacating, TENANT, at TENANT'S expense, shall have carpet professionally cleaned by a company mutually agreed upon by Management and TENANT. TENANT will provide a paid invoice from the mutually agreed company to Management. TENANT will leave Premises in the same condition or better than when initially occupied. This includes, but is not limited to the interior, exterior, all floor coverings, walls, ceilings, windows, baseboards, window coverings, appliances, fixtures, driveways, parking areas, etc. If Premises is not left in the same condition or better than when it was initially occupied, a prorated daily rent may be charged to TENANT while Premises is being restored to that condition. This rent will be equal to the amount charged at the time of last full month of occupancy.

In the event that TENANT fails to coordinate carpet cleaning with a company mutually agreed upon by Management and TENANT,

TENANT will be charged a flat \$50.00 fee.

2.15 RULES AND REGULATIONS

Is the Premises located in an HOA Community? HOA Com YN.

If the Premises is located in an HOA community then TENANT acknowledges that there are CC&Rs and/or Rules and Regulations that are enforced in addition to the terms outlined in this agreement. TENANT acknowledges receipt of and abides by all applicable CC&Rs and/or Rules and Regulations. TENANT agrees to reimburse Management for any charges, expenses, fees, fines and all other costs incurred by Management for any failure to abide by the above.

TENANT will comply with all statutes, ordinances and requirements of any municipal, state and federal authorities having jurisdiction over the Premises. TENANT has a right to display the US Flag in accordance with NRS 118A. 325.

2.16 RENT INCREASE

The rent can be increased following the initial Lease/Rental Agreement term with a minimum of sixty (60) day written notice prior to the date the increase takes effect.

2.17 PEST CONTROL

Property Owners are responsible for providing a pest free Premises at the beginning of your tenancy. During your tenancy, you will be responsible for any needed extermination.

2.18 ASSIGNMENT OR SUBLETTING

The TENANT will not assign or sublet any portion of the Premises without written approval from Management. Any changes made to The Agreement that are requested by TENANT and approved by Management will result in a \$50.00 Management fee. Other fees such as application fees may also be charged to Tenant. I.e. Adding additional tenant to Lease/Rental Agreement, adding pet to Lease/Rental Agreement, removing tenant from Lease/Rental Agreement.

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3. General Clauses

3.1 NOTICES

All notices to be provided under the term of this Agreement are effective if delivered and/or served pursuant to the guidelines set forth in the Nevada Revised Statutes, including, but not limited to, NRS 40.280

3.2 WAIVER

Failure of Management to enforce any provision of this Agreement will not be deemed a waiver of that provision or any other provision of this Agreement.

3.3 INDEMNIFICATION

The TENANT holds harmless and completely indemnifies the Owner and Management, to the fullest extent allowed by law, from and against all damages, demands, causes of action and any and all other types of claims and/or liabilities, including, but not limited to, all attorney's fees, cost and other legal expenses incurred by Owner and/or Management to defend themselves against damages, demands, causes, claims and liabilities, which arise from, or are in any other way related to, the actions, or the failure to act, of TENANT and guests, invitees or other licensees, and TENANT failure to comply with or breach, of any provisions of this Agreement, regardless of whether insurance coverage is available to TENANT for the indemnity obligations set forth herein. Owner and Management shall not be liable for any damage or injury to TENANT, or any property thereof, or to any other person, another person's property or any animal, occurring on the Premises or any part thereof, unless liability is directly caused by Owner and/or Management.

3.4 FAIR HOUSING

Management and Tenant understand the state and Federal Fair Housing laws prohibit discrimination in the sale, rental, appraisal, financing or advertising of housing on the basis of race, religious creed, color, national origin, disability, sexual orientation, gender identity or expression, ancestry, familial status or sex.

3.5 NEVADA LAW TO APPLY

Nevada law shall apply to the interpretation and enforcement of this Agreement.

3.6 SEVERABILITY

If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part of degree will remain in full force and effect to the extent not held invalid or unenforceable.

3.7 SMOKE DETECTORS

1. The Premises are equipped with smoke detection devices.
2. The TENANT will test the smoke detector within one hour after occupancy and inform Management immediately if detectors are not working properly.
3. The TENANT acknowledges the smoke detectors are in working condition and agrees not to modify, remove, destroy smoke detectors.
4. The TENANT understands that smoke detectors are battery operated devices and are the responsibility of the TENANT to insure batteries are in operating condition at all times. If after replacing batteries, any smoke detectors will not operate or has no sound, the TENANT must inform Management immediately in writing.
5. The TENANT is advised by Management to provide and maintain a fire extinguisher on the Premises.
6. The TENANT is advised by Management to replace smoke detector batteries twice per year.

3.8 DRUG FREE HOUSING

The TENANT and any member of TENANT'S household, guest or other persons on the property will not engage in criminal activity, including drug-related criminal activity, on the Premises. "Drug-related criminal activity" includes the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of controlled substances. Controlled substances are defined in Title 21 United States Code (USC) Controlled Substance Act, Part A, Section 802. The TENANT and any member of TENANT'S household, guest or other persons on the Premises shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity. The TENANT and any member of TENANT'S household, guest or other persons on the Premises will not permit the Property to be used for or to facilitate criminal activity, including, but not limited to, drug-related criminal activity.

The TENANT and any member of TENANT's household, guest or other persons on the Premises will not engage in the manufacture, sale or distribution of controlled substances on the Premises.

The TENANT and any member of TENANT's household, guest, or other persons on the Premises shall not engage in acts of violence, including, but not limited to, the unlawful discharge of firearms on the Premises. Violation of the above provisions shall be a material violation of the Agreement and cause for termination of tenancy. A single violation of any of the provisions of this Addendum shall be deemed a serious violation and a material noncompliance with the Agreement. It is understood and agreed that a single violation shall be cause for termination of the Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence. In case of a conflict between the provisions of this Section and any other provisions in the Lease/Rental Agreement, the provisions of this Section shall prevail. This section is a binding integral part of the Lease/Rental Agreement. If Tenant does not fully understand, Tenant should seek legal counsel before signing.

3.9 PUBLIC NUISANCE

1. SUMMARY OF NRS 202.470. Nevada Revised Statutes 118A requires that the following information must be contained in each Lease/Rental Agreement: It is a misdemeanor to commit or maintain a public nuisance or to allow any building or boat to be used for a public nuisance. Any person who willfully refuses to remove such a nuisance when there is a legal duty to do so, is guilty of a misdemeanor.
2. REPORTING VIOLATION. A public nuisance may be reported to the local sheriff's department. A violation of building, health or safety codes or regulations may be reported to the responsible government entity in your local area such as the code enforcement division of the country/city government or the local health or building departments.
3. DEFINITION OF "public nuisance." Every act unlawfully done and every omission to perform a duty, which act or omission:
 1. Annoys, injures or endangers the safety, health, comfort or repose of any considerable number of persons;
 2. Offends public decency;
 3. Unlawfully interferes with, befoils, obstructs or tends to obstruct, or renders dangerous for passage, a lake, navigable river, bay, stream, canal, ditch, millrace or basin, or a public park, square, street, alley, bridge, causeway or highway; or

In any way renders a considerable number of persons insecure in life or the use of property, is a public nuisance.
NRS 202.450

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____
Initial Here

4. General Clauses

4.1 BUSINESS HOURS, CONTACTS AND MAINTENANCE REQUESTS

Business Hours and Tenant/Management Relations: Bobcat Property Management office hours are by appointment only. No tenant walk-ins. Harassment towards any Bobcat Property Management Property Manager's or Employee's will not be tolerated. Harassment includes, but is not limited to vulgar language, threats, more than 2, non-emergency calls in a 24-hour period, disregard of our office appointment policy, posting derogatory and unauthorized information online, etc. Bobcat Property Management will take all action available to us, civil and/or legal, to address harassment from TENANT'S.

Emergency Contact: In the event, there is an emergency which in any way affects the Premises or the party's obligations under this Agreement the TENANT must report it to Bobcat Property Management by phone, email or the online tenant portal.

Office Phone: 775-461-0081 | Office Email: Hello@bobcatpm.com

Broker Email: Carson@realtycc.com, which is a local contact in the county or within 60 miles of the Premises.

If there is an emergency that requires IMMEDIATE attention (i.e. fire, pipe breakage with sudden unstoppable water flow, gas leak, etc.) TENANT to handle IMMEDIATE emergency by contacting appropriate agency (i.e. fire department, utility company for shut off, etc.) or for life emergencies call 911 and THEN contact Management.

Maintenance Request: Unless the request is an emergency then all maintenance requests must be submitted in writing through the tenant portal or by email: Hello@bobcatpm.com.

4.2 TENANT INFORMATION

Financially Responsible Tenant(s):

<<Tenants (Financially Responsible)>>

Other Occupant(s):

<<Other Occupant(s)>>

Tenant(s) Contact Information:

<<Tenant Contact Information>>

Co-Signer(s):

<<Co-Signer(s)>>

Co-Signers(s) Contact Information:

Co-Signer Contact Info

Tenant(s) Emergency Contact(s):

<<Emergency Contact(s)>>

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
Initial Here

5. Sign and Accept

5.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

All persons signing on behalf of the TENANT, if more than one, are bound, jointly and severally, by the terms of this Agreement.

The TENANT hereby acknowledges receipt of a complete copy of this agreement.

X

Lessee

Date Signed

X

Lessor

Date Signed