

The Redstone Group

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Move-In Packet

November 8, 2026

jr@goredstone.com

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Move-In Packet Checklist

Documents in this packet, in order. Use this list to confirm you have received each document and completed the tenant action items.

1. ☐ Cover
2. ☐ Move-In Packet Checklist
3. ☐ Introduction Letter
4. ☐ Rental Application Form — Complete and sign.
5. ☐ Michigan Lease Agreement — Review, complete any blanks, and sign.
6. ☐ EPA pamphlet: Protect Your Family From Lead in Your Home — Read.
7. ☐ Housekeeping Addendum — Review, complete any blanks, and sign.
8. ☐ Renters Insurance Addendum — Review and sign. Landlord recommends renters insurance, but it is optional and is not required as a condition of tenancy.
9. ☐ Crime and Drug-Free Housing Policy — Review, complete any blanks, and sign.
10. ☐ Extreme Cold Weather Alert — Review and sign.
11. ☐ Lawn and Snow Maintenance Regulations — Review, complete any blanks, and sign.
12. ☐ Smoke Detector and Carbon Monoxide Detector Acknowledgement — Review and sign.
13. ☐ Ticket Responsibility Addendum — Review, complete any blanks, and sign.
14. ☐ No-Pets and Animal Policy Addendum — Review, complete any blanks, and sign.
15. ☐ Nonpayment of Rent — Legal Costs and Security Deposit Addendum — Review, complete any blanks, and sign.
16. ☐ Notice to Enter — Routine Inspection — Review this blank template. It is not notice of a scheduled visit until Landlord completes the visit-specific fields and delivers the notice.
17. ☐ Inventory / Inspection Checklist — Complete and return within one (1) day after you obtain possession, as stated in the lease and on the checklist.
18. ☐ Water and Sewerage Application (single-family homes, if applicable) — Complete if applicable to a single-family home.
19. ☐ Affidavit of Lessee Responsibility for Water (single-family homes, if applicable) — Complete if applicable to a single-family home.
20. ☐ Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards — Complete the property-specific information on the EPA lessor lead disclosure for the actual property.

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Welcome to your new home!

We hope the move-in process is going smoothly and that you are settling into your new residence quite nicely. As discussed, the rent is $_____ and is due on the first (1st) day of each month. After a three (3) day grace period through the 3rd of the month, unpaid rent is subject to the late charges in your Lease: $50 plus $10 per additional day, not to exceed $200 per rental period. Your portion of the monthly payments must be paid only by Zelle, ACH, or the Stessa online portal, payable to the property's Landlord LLC named in your Lease (a Michigan limited liability company). We do not accept checks, certified checks, money orders, cash, Cash App, or Venmo. Zelle and ACH are fee-free. If you use Stessa, please review any fee Stessa discloses at the time of payment.

If there is a maintenance issue with the property, or if a repair is needed, please notify Redstone Management in writing as soon as possible at repairs@goredstone.com, and we will schedule a repair time that works with each other's schedules. In an emergency involving property damage or potential harm to persons, contact Landlord immediately. Landlord recommends renters insurance to cover any damage or loss of personal property caused by fire, water damage, or theft, but renters insurance is optional. It is not required, and you are not required to submit a policy within 60 days or at any other deadline as a condition of tenancy. Landlord's standard security-deposit policy is typically one and one-half (1.5) months' rent, or a lesser amount with Landlord's written consent. That statement is the standard policy only and is not a representation of the actual amount required, paid, or held for any particular tenancy. A separate cleaning fee of $175 is due at the beginning of the tenancy unless Landlord waives it.

Please make sure you have received this packet and, where required, completed and signed the enclosed documents.

Please complete the inspection checklist and return it within one (1) day after you obtain possession, which is the agreed shorter return period stated in the lease and on the checklist. The checklist itself contains the verbatim statutory inventory-checklist notice required by Michigan law; that statutory wording is not changed by the one-day agreement. Keep a copy for your records. The checklist relates to the condition of the Premises and to later security-deposit accounting. If and when you move, we will compare the condition of each item against the move-in checklist.

Email: _____
Mobile: _____
Home Number: _____
Work Number: _____
Emergency Contact: _____

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If you later decide to move, you must give at least sixty (60) days' written notice by email to legal@goredstone.com or by signed letter. Notice by text message is not sufficient. If you need to contact The Redstone Group for any other reason, you can reach out to us through our number (313) 444-2788 or email jr@goredstone.com.

We are here for you. We hope you have a pleasant experience living with us.

Sincerely,

J.R.
The Redstone Group

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RENTAL APPLICATION FORM

**Any section left blank will be considered an incomplete application and rejected.*

PERSONAL INFORMATION				
LAST NAME FIRST NAME MIDDLE NAME				SOCIAL SECURITY NUMBER
DATE OF BIRTH	DRIVER'S LICENSE NO.	STATE	EMAIL ADDRESS	HOME PHONE NUMBER CELL PHONE NUMBER
EMERGENCY CONTACT	ADDRESS		RELATIONSHIP	CONTACT NUMBER

RENTAL HISTORY				
1) PRESENT OR LAST ADDRESS		CITY	STATE	ZIP CODE
LENGTH OF STAY	REASON FOR MOVING	LANDLORD NAME	LANDLORD PHONE NO.	
2) PREVIOUS HOME ADDRESS		CITY	STATE	ZIP CODE
LENGTH OF STAY	REASON FOR MOVING	LANDLORD NAME	LANDLORD PHONE NO.	
3) NEXT PREVIOUS HOME ADDRESS		CITY	STATE	ZIP CODE
LENGTH OF STAY	REASON FOR MOVING	LANDLORD NAME	LANDLORD PHONE NO.	

EMPLOYMENT HISTORY		
1) PRESENT EMPLOYER	ADDRESS	OCCUPATION
LENGTH OF TENURE	SUPERVISOR/ CONTACT DETAILS	GROSS INCOME
2) PREVIOUS EMPLOYER	ADDRESS	OCCUPATION
LENGTH OF TENURE	SUPERVISOR/ CONTACT DETAILS	GROSS INCOME
3) NEXT PREVIOUS EMPLOYER	ADDRESS	OCCUPATION
LENGTH OF TENURE	SUPERVISOR/ CONTACT DETAILS	GROSS INCOME

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FINANCIAL INFORMATION			
CURRENT GROSS INCOME	NAME OF BANK/ BRANCH OR ADDRESS	TYPE SAVINGS CHECKING	ACCOUNT NUMBER
CREDIT SCORE	PERSONAL REFERENCE 1 — Name / Phone / Relationship	PERSONAL REFERENCE 2 — Name / Phone / Relationship	

APPLICATION DETAILS		
TENANTS	NAME	NAME
	NAME	NAME

PETS: YES NO Please describe and indicate number of pets.	VEHICLES: YES NO Please describe (License No., Model, Color, etc.).	LIQUID-FILLED FURNITURE: YES NO Please describe.
Have you ever filed for bankruptcy? YES NO If YES, indicate date of filing _____	Have you ever been evicted or asked to move? YES NO If YES, indicate reason _____	Have you ever been convicted of a crime? YES NO If YES, indicate reason _____

CONSENT AND ACKNOWLEDGMENT

I hereby certify that I am at least 18 years of age. Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords, employers, and personal references. Applicant hereby authorizes owner/agent to obtain any and all Unlawful Detainer, Credit Reports, Tele checks, and/or Criminal Background Reports. Applicant agrees to furnish additional credit and/or personal references upon the above statements are true and correct and hereby authorizes landlord/agent to verify the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay or denial of tenancy. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

The undersigned makes application to rent housing accommodations designated as:

Street Address: _____ City: _____ State: _____ Zip: _____

Type: _____ Square Feet (SF): _____ Bedrooms: _____ Bath: _____

Requested move-in date: _____

The rental for which is $ _____ per Month Week Other _____ and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including required deposits, before occupancy.

Date	Signature of Applicant

LEASE AGREEMENT for _____ LLC

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.

1. **Date of this Agreement: _____**

2. **Move-in Date: _____**

3. **Identification of Landlord and Tenant.** This Agreement is entered into on the date above indicated between _____ LLC, a Michigan limited liability company (Landlord), and _____ (Tenant/s). Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement. Landlord's notice address for notices under this Agreement is: _____. Legal notices to Landlord may be sent by email to legal@goredstone.com.

4. **Identification of Premises.** Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the Premises (hereafter defined) located at:

    a. **Street Address**: _____
    b. **City**: Detroit
    c. **State**: Michigan
    d. **Zip Code**: _____

    together with the following appliances: Stove, refrigerator. The leased premises do not include following extra spaces: _____, which have been locked and sealed.

5. **Limits on Use and Occupancy.** The Premises are to be used only as a private residence for the above listed Tenant(s) and the following individuals:

    1) _____ 4) _____
    2) _____ 5) _____
    3) _____

    Occupancy by guests for more than these four is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

6. **Term of Tenancy.** The rental will begin on _____. The Tenant agrees to lease the premises for the initial fixed term of _____ through _____, the end date.

Upon expiration of the initial fixed term, this Agreement shall automatically renew for one additional fixed term of one (1) year (the "second fixed term") at a monthly rent equal to seven percent (7%) above the monthly rent in effect at the end of the initial fixed term, unless Tenant gives Landlord at least sixty (60) days' prior written notice of nonrenewal before the initial fixed term expires. That notice of nonrenewal must be delivered only by email to legal@goredstone.com or by signed letter. Notice by text message is not sufficient. If Tenant timely gives that written notice of nonrenewal, the second fixed term shall not begin. If Tenant remains in possession of the Premises after the initial fixed term expires following timely notice of nonrenewal, that continued possession shall not create a second one-year or other annual fixed term. In that event, any continued occupancy shall be a month-to-month tenancy only, and termination shall be as provided in this Section for a month-to-month tenancy and as otherwise allowed by applicable law. Upon expiration of the second fixed term, if Tenant remains in possession of the Premises, the tenancy shall convert to a month-to-month tenancy. There is no additional automatic renewal for another one-year or other annual fixed term after the second fixed term, and there is no automatic seven percent (7%) rent increase upon that conversion to month-to-month. Any subsequent rent increase after the second-fixed-term increase described above requires separate written notice from Landlord to Tenant in the manner and for the period required by applicable law and, if the tenancy is subject to a housing-choice voucher or other agency program, any additional notice required by that program or by the applicable HUD Tenancy Addendum. If a HUD Tenancy Addendum or other housing-agency tenancy addendum applies, that addendum controls in the event of any conflict with this Agreement, including with respect to term, notice, rent, and termination. To terminate the tenancy at the end of the initial fixed term, at the end of the second fixed term, or during any month-to-month period, Tenant must give Landlord at least sixty (60) days' prior written notice of intent to vacate or of nonrenewal, delivered only by email to legal@goredstone.com or by signed letter. Notice by text message is not sufficient to terminate the tenancy or to prevent automatic renewal into the second fixed term. Landlord's notice to terminate a month-to-month tenancy shall be given as required by applicable law and any applicable agency rules. Nothing in this Section limits Landlord's right to terminate this tenancy as otherwise provided in this Agreement or as permitted or required by applicable law or any applicable housing-agency or HUD tenancy addendum. Tenant's failure to give the required sixty (60) days' written notice constitutes a breach of this Agreement. Landlord may apply some or all of the security deposit toward recoverable unpaid rent and actual damages resulting from that breach, subject to applicable law, Landlord's duty to mitigate damages, and an itemized written accounting. Tenant remains liable for any recoverable excess. The security deposit is not automatically forfeited.

7. **Rent Amount and Payment of Rent.** Total amount of rent due for the initial lease period is $_____, payable in monthly installments of $_____ to the Landlord, and payable in advance on the first (1st) day of each month.

Delivery of Payment: Landlord will accept payment only in the following forms: Zelle, ACH, or Stessa online portal. Landlord will not accept checks, certified checks, money orders, cash, Cash App, or Venmo.

Zelle and ACH transfers are fee-free. Tenant may also pay through the Stessa online portal; Landlord does not represent whether Stessa charges a fee, and Tenant should review any fee disclosed by Stessa at the time of payment.

All payments shall be made payable to the Landlord LLC named in Section 3 of this Agreement (the property's Landlord LLC, a Michigan limited liability company). Do not make payments to any other entity or to any individual.

If the Tenant moves in during the middle of a month, the first month's rent shall be prorated. The prorated amount will be determined and agreed by the parties by email on the move-in day and will be paid using an accepted

payment method under this Section.

8. **Security Deposit.** Landlord's standard security-deposit policy is to require a security deposit equal to one and one-half (1.5) months' rent, or a lesser amount with Landlord's prior written consent. This Section states the standard policy only and is not a representation of the actual amount required, paid, or held for any particular tenancy. Any security deposit paid will be refunded after termination of tenancy in the manner prescribed in the Landlord-Tenant Relationship Act of the State of Michigan, upon satisfaction of the terms and conditions of this Agreement, and subject to the premises being in good working order with reasonable wear and tear excepted. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other amount owed or due under this Agreement.
9. **Location of Security Deposit.** The security deposit required of you, if any amount is actually paid and held, will be deposited in the following regulated financial institution: JPMorgan Chase Bank, N.A., Detroit Main Branch, located at 611 Woodward Avenue, Detroit, MI 48226.

10. **Late Charges.** Rent is due in advance on the first (1st) day of each month as provided in Section 7. Tenant is allowed a three (3) day grace period, through and including the third (3rd) day of the month. If rent is not paid in full by the end of the third (3rd) day of the month, Tenant will pay Landlord a late charge of Fifty and 00/100 Dollars ($50.00), plus Ten and 00/100 Dollars ($10.00) for each additional day after the third (3rd) day of the month that the rent remains unpaid. The total late charge for any one rental period will not exceed Two Hundred and 00/100 Dollars ($200.00). Landlord does not waive the right to insist on payment of the rent in full on the date it is due. Unpaid rent may be recovered as permitted by Michigan law, including from the security deposit to the extent Michigan law allows deduction of unpaid rent.

11. **Timely Payment of Rent.** Failure of Tenant to pay rent on the day it is due on three or more occasions during any previous six-month period is a breach of this Agreement and grounds for termination of the tenancy.

12. **Additional Rent.** If the Tenant fails to perform any obligation of this Agreement, such as, but not limited to, payment of utilities (which include water, electrical, heat, and air conditioning), trash removal, repairs, maintenance, etc., which results in a monetary expenditure by the Landlord, such amounts will be deemed additional rent which is immediately due and payable, to the extent permitted by applicable law. Alternatively, all payments made to Landlord will be applied to amounts owed for these expenditures in the following order: 1st - late fees; 2nd - utilities; 3rd - damages; 4th - past due rent; and 5th - current rent due, to the extent permitted by applicable law. Application of payments and any deduction from a security deposit remain subject to the Landlord-Tenant Relationship Act and other applicable law.

13. **Returned or Reversed Payments.** If any electronic payment offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned, reversed, rejected, or fails for insufficient funds, a stop-payment, or any other reason attributable to Tenant, Tenant will pay Landlord a charge of Thirty-Five and 00/100 Dollars ($35.00), plus the actual bank charges assessed to Landlord as a result of that returned or reversed payment. This Section replaces any prior returned-check charge.

14. **Renewal and Modification of Lease Agreement.** After the initial fixed term, this Agreement continues as

provided in Section 6, including any second one-year fixed term and any later month-to-month tenancy, and does not automatically renew for any additional one-year or other annual fixed term after that second fixed term. Either Landlord or Tenant may terminate a month-to-month tenancy by giving written notice as provided in Section 6 and applicable law. After the second-fixed-term rent increase described in Section 6, Landlord may increase the rental amount or modify this Agreement for any month-to-month period only by giving advance written notice as required by applicable law and any applicable agency program. Tenant agrees that any changes or modification of this Agreement must be written and signed by Landlord or their agent. Under no circumstances are oral agreements binding.

15. **Cleaning Fee.** Unless waived by the Landlord, Tenant agrees to pay a non-refundable cleaning fee of $175 at the beginning of the tenancy, required prior to move-in and separate from the Tenant's security deposit.

16. **Other Costs.** Tenant agrees to be responsible for all charges made against or incurred at said premises (exclusive of property taxes), including but not limited to, telephone, water, sewage, electricity, gas, oil.

17. **Utilities.** Tenant shall be responsible for paying all gas, electricity, water and sewerage required on the premises, except trash pickup which shall be provided by Landlord. Tenant shall establish and transfer all required utility accounts into Tenant's name before keys are released and before Tenant takes possession. Landlord will not shut off, or cause the shutoff of, an essential service as a means of enforcing this Agreement or any other obligation. This Section does not authorize lockouts, self-help, or utility cutoff.

18. **Excessive Utility Usage.** In the case where the Landlord in writing agrees to pay the utility, the Tenant agrees to reimburse Landlord for utility usage, including unreported water leaks, that exceeds the monthly average use during the preceding twelve-month period. For the avoidance of all doubt, this clause in no ways is probative that Landlord has agreed to pay utilities in this agreement.

19. **Notice of Utility Shut Off.** While Tenant is responsible for paying for heating, Tenant shall send the Landlord a certified letter seven (7) days in advance of heat being turned off; if Tenant fails to give such notice, Tenant agrees to pay Landlord for any damages caused by heat being turned off.

20. **Inventory Checklist.** Tenant hereby acknowledges receiving a blank inventory checklist. The inventory checklist contains the notice required by MCL 554.608(4); that statutory notice is quoted verbatim on the checklist and is not restated or altered here. Separately, Landlord and Tenant agree that Tenant shall complete the checklist, noting the condition of the Premises and any furnishings or appliances, and return one (1) copy to the Landlord within one (1) day of obtaining possession of the Premises. This one (1) day period is the parties' agreed shorter period described in MCL 554.608(3) and is a contractual term of this Agreement. It does not change the wording of the statutory notice printed on the checklist. Items found torn, burned, stained, inoperative, or damaged in any way must be reported on the inventory checklist. Failure to return the checklist does not waive Landlord's repair duties or Tenant's rights under Michigan law, and does not by itself establish that the Premises were free of defects for purposes of any non-waivable legal protection.

21. **Habitability / Initial Condition Report.** Tenant will inspect the Premises thoroughly at move-in. If Tenant identifies any complaint regarding the condition of the Premises, Tenant shall notify Landlord in writing (by certified mail or by email to repairs@goredstone.com) within forty-eight (48) hours of the move-in date, with reasonable detail. Prompt reporting helps Landlord address conditions quickly. Nothing in this Section, and no failure to send a 48-hour report, waives, reduces, or eliminates Tenant's rights or Landlord's duties under Michigan law concerning habitability, required repairs, or health and safety. Tenant does not, by signing this Agreement, agree that the unit is entirely habitable as a waiver of those protections. Tenant agrees to maintain the premises in accordance with all police, sanitary and other regulations and restrictions imposed by any governmental authority and any homeowner's association.

22. Locks. Tenant will not, without Landlord's prior written consent, alter, re-key, or install any locks to the Premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such re-keyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system. All keys must be returned upon vacating the Premises. Tenant will be charged Fifty and 00/100 Dollars ($50.00) for each lost or unreturned key. This charge is per key. This Section does not authorize an automatic additional charge for rekeying the Premises.

23. **Landlord's Right to Access.** Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises as permitted by law. Landlord may also enter the premises to conduct a routine inspection every six (6) months, or to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant at least twenty-four (24) hours' advance notice before entering, subject to applicable law.

24. **Subleasing, Sharing, Assignment and Guest at Premises.** No subleasing, sharing of Premises, or assignment of agreement is permitted. Use of premises is exclusively for those persons stipulated on lease agreement and for residential purposes only.

25. **Parking.** No parking on property other than Tenant's personal vehicle and then only at such locations as specified by Landlord which on this property shall be **on street parking**. No commercial vehicles, boats, or trailers shall be parked on Premises. Repair or maintenance of vehicles is not allowed on property without written permission.

26. **Vehicles.** Vehicles shall not be driven or parked on lawns or sidewalks.

27. **Personal Injury/Liability/Indemnification/Damage to Tenant's Personal Property.** Landlord shall not be liable for any damage or injury occurring on or about the Premises to Tenant, Tenant's family members, guests or invitees, except in the case of Landlord's failure to perform, or negligent performance of, a duty imposed by law.

Tenant hereby agrees to protect, indemnify and hold Landlord harmless from and against any and all losses, costs, expense, damage or liability arising out of any accident or other occurrence on the Premises or any part thereof, or in any common area, causing injury to any person or property whomsoever or whatsoever, no matter how caused, except in the case of Landlord's failure to perform or negligent performance of a duty imposed by law.

Landlord is not responsible for damage to Tenant's personal property resulting from fire, storm, rain, flood, power outage, appliance failure, theft, vandalism, leaking fixtures, acts of God, or similar events, except to the extent caused by Landlord's failure to perform, or negligent performance of, a duty imposed by law. Tenant accepts responsibility for insuring Tenant's personal property. Landlord recommends that Tenant obtain renters insurance, but renters insurance is optional and is not required as a condition of this tenancy.

28. Pets. NO PETS ALLOWED. No pet or animal of any kind may be kept, housed, harbored, fed, cared for, or permitted at the Premises, whether temporarily or permanently, including visiting animals and pet-sitting, without Landlord's prior written consent. Tenant shall not permit any occupant or guest to bring an unauthorized animal onto the Premises. Violation of this provision constitutes a material breach of this Lease and is grounds for termination of the tenancy through required notice and court process. Landlord will not use self-help, lockout, or utility shutoff. Any animal, including a service or assistance animal, requires Landlord's written approval before move-in. Before move-in, Tenant is requested to submit the animal's license and identification and the medical and legal documents supporting the request. Landlord will not charge a pet fee or pet deposit for an approved service or assistance animal. Landlord will process requests involving assistance animals in accordance with applicable fair-housing law. The separate Animal Policy Addendum, if attached, states the same policy in more detail. Tenant shall be responsible for all actual, reasonable, and documented costs resulting from an animal's presence, beyond ordinary wear and tear, including necessary professional cleaning, odor and urine remediation, flea treatment, and repair or replacement of damaged flooring, carpeting, doors, trim, landscaping, or other property, with appropriate allowance for age and existing condition. Landlord may deduct legally permissible amounts from Tenant's security deposit in compliance with Michigan law. Such charges may exhaust the entire security deposit, and Tenant remains responsible for any lawful balance exceeding the deposit. The deposit is not forfeited merely because an animal was present.

29. **Bug/Pests.** Tenant shall arrange and pay for pest-control services at the Premises, except to the extent applicable law places a nontransferable duty on Landlord. Tenant shall maintain the Premises in a clean and sanitary condition, properly store food, promptly dispose of garbage, promptly report evidence of pests, and cooperate with all reasonable treatment and preparation instructions. Any charge to Tenant shall be supported by an itemized invoice and documentation reasonably establishing Tenant's responsibility. Payment of a disputed charge shall not be a condition of performing legally required repairs or treatment.

30. **Tenant's Maintenance Responsibilities.** Tenant shall keep the Premises, including furniture and all fixtures, in a clean, sanitary and orderly condition with special attention to the stove and refrigerator, if provided, and leave the unit in the same condition as when taken except for normal wear and tear. Landlord will not pay for cleaning or any work of this kind contracted by the Tenant, unless expressly authorized in writing.

31. **Drain Care.** It is the Tenant's responsibility to ensure that objects or matter that may block drains do not enter the system. This may include but is not limited to hair, foodstuff, female sanitary products, antibacterial wipes, construction materials, foreign objects, and similar items. Repairs resulting from such objects being discovered in the drain will be at the expense of the Tenant when caused by Tenant, an occupant, or a guest. It is the Landlord's responsibility if a blockage is caused by degradation of pipes, tree roots, ordinary plumbing failure, or any other cause outside the control of the Tenant.

32. **Grease and Oil Disposal.** Pouring of grease into the sinks or toilets is forbidden. All grease shall be disposed of with garbage in proper receptacles. Tenant shall be responsible, at Tenant's own expense, for snaking and clearing toilets, sinks, or drains when the clog or damage was caused by Tenant, an occupant, or a guest, and not when the condition results from ordinary equipment or plumbing failure, degradation of pipes, tree roots, or another cause outside Tenant's control. Landlord remains responsible for the main sewer drain and for ordinary mechanical or structural failure.

33. **Gutters.** Tenant is responsible for cleaning gutters and ensuring all gutters, downspouts and extensions are working effectively and not leaking. Leaks, non-functioning gutters, or damage should be reported to Landlord immediately. Damage caused to the gutters or any other part of the property due to clogged gutters or downspouts will be the responsibility of the Tenant.

34. **Yard Maintenance & Landscaping.** Tenant will at their own expense maintain landscaping and snow removal, including general upkeep of the landscaping including grass cutting, snow clearing, yard maintenance, and preventing the accumulation of refuse. Failure to do so may result in charges from the Landlord to upkeep such maintenance expenses.

35. **Walls.** Tenant may hang pictures or artworks on the walls, however, any holes or damage to the walls caused by such actions will be the responsibility of the tenant to repair at the end of the lease. If the Tenant does not patch, paint, or repair any damage to the walls the cost of such repairs will be taken from the deposit.

36. **Renovations and Remodeling.** Tenant agrees not to make any repairs or alterations to the Premises, including repainting, remodeling, driving nails in woodwork or walls, using any adhesive items on walls, without written consent of the Landlord. The Landlord will not pay for remodeling, decorating, or any work of this kind contracted by the Tenant, unless authorized in writing prior to the beginning of any renovation or remodeling. The Tenant further agrees not to remove any furnishings, fixtures, or appliances without written consent of the Landlord.

37. **Items Not Allowed.** Tenant may not place dishwashers, space heater, or the likes in or on the Premises without written authorization from Landlord.

38. **Fire hazards.** Any barbecue activity on the grounds shall be at least fifteen (15) feet from any building or structures.

39. **Liquid Furniture.** No liquid furniture of any kind, including, but not limited to waterbeds, is allowed on the premises without the prior written consent of Landlord.

40. **Basement.** If the Property has a basement, preventative measures have been taken by the Landlord to ensure that the basement remains free of leaks/flooding, water damage or mold, thus ensuring a healthy and safe property. These measures may include but are not limited to the following: correct grading of land, gutters, and downspout extensions, waterproofing of basement walls and external walls, installation of drains, installation of sump pump etc. It is the Tenant's responsibility to ensure that no changes are made, or actions taken that may cause a basement leak. Leaks or damage resulting from Tenant misuse such as removing downspout extensions, improper gutter care, running water into or close to outer walls, tampering with sump pump, etc., will be repaired at the Tenant's expense. Should a leak occur, it is the Tenant's responsibility to notify the Landlord immediately.

41. Repairs. With written permission of the Landlord, the Tenant agrees to promptly have repairs made by authorized persons only or reimburse Landlord for damages to the Premises during the tenancy. The Landlord must be notified immediately of anything broken, stained, leaking, or inoperable. Tenant shall promptly pay for costs incurred and/or damages resulting from overflowing and/or clogging of waste pipes, garbage disposal, toilets, sinks, or lavatory caused by Tenant, an occupant, or a guest. Tenant is not responsible for ordinary equipment or plumbing failure not caused by Tenant, an occupant, or a guest. Tenant accepts responsibility to mitigate damage to property from any and all causes.

    Tenant acknowledges they are required to perform minor repairs or ongoing maintenance that does not pose a danger to themselves, other tenants, visitors, or the property in general. Examples include changing light bulbs, tightening a screw, oiling a hinge, replacing adhesive, repairing a screen or any other item can be reasonably expected to maintain the home in good working order.

42. **Disposal of Garbage, Debris, and Junk.** Tenant agrees to regularly dispose of all garbage, debris, or junk during occupancy and upon vacating the Premises as prescribed by the laws of the State of Michigan and the ordinances of the locality in which the Premises is located. Tenant shall be responsible for all fines and fees associated with not property disposing of all garbage, debris, and junk. Failure to pay such fines will permit Landlord to deduct those amounts from Tenant's security deposit.

43. **Use of Premises.** Tenant agrees to use the Premises for residential purposes only and not for business, illegal, or hazardous purposes. Tenant may be evicted upon a seven (7) day Notice to Quit if the Tenant, member of Tenant's household, or other person under the Tenant's control, has manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance as defined by Michigan Public Act 368 of 1978, on the Premises. Tenant shall not permit a use of the Premises that generates an unusual amount of traffic.

44. **Disturbances and Quiet Enjoyment of Others.** Tenant agrees to be responsible for his or her conduct and

the conduct of any co- tenants, guests, or other occupants of the premises. The engagement, by anyone occupying or on the premises, in any activity, including the playing of instruments, electronic devices, or mechanical devices, that in any manner disturbs or annoys other tenants or neighbors is a breach of this Agreement. This activity includes assault and aggressive and/or vulgar behavior or conduct. Landlord is not a law enforcement officer and will not get involved in co-tenant or neighbor disputes. Landlord has the sole discretion to terminate tenancy based on this clause in his or her best judgment.

45. **Smoke Detector/Carbon Monoxide Detector Disclosure.** Tenant agrees that the unit is equipped with working smoke detectors and carbon monoxide detectors. Tenant shall maintain smoke detectors and carbon monoxide detectors in working order at all times, including testing and replacing batteries as needed, and shall promptly notify Landlord in writing if any device is not operating properly. Tenant also hereby acknowledges the receipt and execution of a Smoke Detector Acknowledgement Form which is attached and made part of this Agreement. If Tenant, an occupant, or a guest unauthorizedly removes, disables, or causes damage to a smoke detector or carbon monoxide detector, Tenant shall be charged an administrative fee of One Hundred Fifty and 00/100 Dollars ($150.00) per occurrence, plus the actual cost of repair or replacement. This charge does not apply to expiration of a device or ordinary equipment failure not caused by Tenant, an occupant, or a guest. Landlord, not Tenant, is responsible for ordinary replacement due to expiration or ordinary equipment failure and for code-required upgrades, except to the extent the device was removed, disabled, or damaged by Tenant, an occupant, or a guest. Failure to maintain such detectors as required, or, in the case of a Section 8 tenant, an agency finding that the detectors have not been maintained, shall be grounds for termination of this lease by the Landlord, subject to required notice and legal process.

46. **Rules & Regulations.** Any rules and regulations published by Landlord become part of this Agreement. Tenant agrees to abide by all rules and regulations that may be published by Landlord.

47. **Violations of Agreement and Cause for Eviction.** Violation of any provision of this Agreement, rules, or regulations can be cause for eviction, including failure to make rent payments in a timely manner as set forth in paragraph 7 of this Agreement.

48. Tenant Acknowledges that this Lease incorporates the eviction procedures contemplated by the following Michigan State Regulations: MCL 600.5714(1)(a), MCL 600.5714(1)(d), (MCL 600.5714(1)(d), MCL 600.5714(1)(b)), MCL 600.5714(1)(e), MCL 600.5714(1)(c)(i), MCL 600.5714(1)(f), MCL 600.5714(1)(c)(ii), MCL 125.694a and 600.5714(2).

49. **Lead-Based Paint Disclosure.** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. Tenant acknowledges receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home" and the official Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (lessor/lessee form). Property-specific disclosure of Landlord's knowledge of lead-based paint or lead-based paint hazards, and any list of available records or reports, shall be completed on that official disclosure form and are not certified in this Lease. No statement in this Lease constitutes a

representation that the Premises are free of lead-based paint or lead-based paint hazards, and this Lease does not certify that Landlord has no knowledge of such hazards.

50. **Covenants and Conditions.** Each provision of this Agreement performable by Tenant shall be deemed both a covenant and a condition, which Tenant agrees to strictly abide by. Any violation of any provision of this Agreement shall constitute a material breach of same, in which case Landlord may, at its option, terminate this Agreement according to its terms. In the event of such termination, Landlord agrees to use its best effort to re-rent the Premises or to otherwise mitigate damages as required by law.

51. **Binding Effect.** The covenants, conditions and agreements contained in this Agreement shall bind and inure to the benefit of the Landlord and the Tenant and their respective heirs, distributees, executors, administrators, successors and assigns.

52. **No Waiver.** Landlord's failure to enforce any term of this Agreement shall not be deemed a waiver of the enforcement of that or any other term. The receipt by Landlord of rent with knowledge of a breach of any term of this Agreement shall not be deemed a waiver of such breach, nor shall partial payment of rent be deemed a waiver of Landlord's right to the full amount thereof.

53. **Severability.** If any provision of this Agreement should be or become invalid, such invalidity shall not in any way affect any of the other provisions of this Agreement, which shall continue to remain in full force and effect.

54. **Subordination.** The Agreement is and shall be subject and subordinate to any ground or underlying agreement or lease and mortgages now or hereafter affecting the real estate of which the Premises are a part, and to all renewals, modifications, replacements, and extensions thereof.

55. **Entire Agreement.** Tenant acknowledges that Landlord has made no representations or promises with respect to the Premises except as herein expressly set forth and that the foregoing constitutes the entire agreement between the parties. If a HUD Tenancy Addendum (including HUD-52641-A), MSHDA, DHC, Wayne Metro, or other housing-agency tenancy addendum applies to this tenancy, that addendum controls in the event of any conflict with this Agreement. Landlord will not require extra voucher payments not authorized by the applicable agency or by HUD.

56. **Abandoned Property.** If the Tenant abandons the Premises, the Landlord is authorized, at their sole discretion, to peacefully repossess the Premises and dispose of any and all of the Tenant's abandoned personal property, including but not limited to clothing, jewelry, sundries, appliances, furnishings, window treatments, decorations, fixtures, bedding, equipment, machinery, and vehicles.

57. Other. Any repairs not exceeding $75 will be the sole responsibility of the Tenant and will not be paid by the Landlord, except to the extent applicable law places a nontransferable repair duty on Landlord. This Section does not authorize charging Tenant for ordinary toilet or equipment failure not caused by Tenant, an occupant, or a guest.

58. **Eminent Domain.** The Landlord and Tenant expressly agree between them that if, during the term of the lease, the premises shall be taken which shall result in a total or partial eviction under the power of eminent domain, this lease shall terminate as of the date of taking. Tenant shall have no right to any payment or compensation in connection with any condemnation of the premises.

59. **Vacate Notice.** Tenant shall vacate the premises on the termination date after giving the sixty (60) days' written notice required by Section 6, unless the term of the lease has been extended under Section 6 or by a written addendum, or the tenancy has converted to month-to-month under Section 6 and has not been terminated.

60. **Holdover.** Except as provided in Section 6 (including automatic renewal for a second one-year fixed term, or conversion to a month-to-month tenancy), this lease shall terminate and the Tenant shall vacate said premises at expiration of the then-applicable fixed term stated herein, unless the parties have entered into a written agreement to extend the term. An unauthorized holdover after termination of the tenancy is not a renewal and does not create a second one-year or other annual fixed term.

61. **Mortgage.** It is expressly agreed that the landlord reserves the right to subject and subordinate this lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon the landlord's interest in the said premises, or to subsequent owners of said property who may acquire the premises subsequent to the date of execution of this lease including but not limited to, transfers of ownership by purchase, gift, and inheritance.

62. **Liquor and Drugs.** The Tenant(s) agrees that drugs or intoxication liquors will not be sold or manufactured on the premises. The use of illegal drugs is prohibited.

63. **Expiration or Termination of Lease; Forwarding Address.**

You must notify your landlord in writing within 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.

Tenant agrees to provide that written forwarding-address notice to Landlord. Providing the forwarding address does not change Tenant's obligations under Section 6 concerning sixty (60) days' written notice to vacate.

64. **Electronic Notifications.** Notice of Demand for Possession or Notice to Quit is also authorized if sent to Tenant at an email address listed on Tenant's rental application or listed below, if applicable. Tenant may revoke this authorization if sent to the Landlord in writing and received in writing. Repair requests shall be emailed to repairs@goredstone.com for the official communications record. Other correspondence (other than

Tenant's notice of intent to vacate) shall be emailed to jr@goredstone.com for the official communications record. Tenant's notice of intent to vacate must be given only by email to legal@goredstone.com or by signed letter, and not by text, as provided in Section 6. Failure to communicate by these means may result in a delay in reply or response. In the case of an emergency relating to property damage or potential harm to persons, Tenant must notify Landlord immediately.

65. **Missed Repair Appointments.** Tenant shall cooperate in scheduling and providing access for repairs, maintenance, inspections, and pest-control services. If Tenant confirms an appointment requiring Tenant or an authorized adult to be present, and the contractor cannot perform the scheduled work because Tenant fails to provide access, refuses access, or fails to complete previously communicated preparation requirements, Tenant shall be charged $100 for each missed appointment, to the extent permitted by applicable law. No charge shall apply if Tenant cancels or reschedules at least 24 hours in advance, the contractor fails to arrive within the agreed appointment window, access is otherwise available and Tenant's presence is unnecessary, or the failure results from an emergency beyond Tenant's reasonable control. Landlord shall provide written notice identifying the missed appointment and the basis for the charge. No duplicate recovery shall be imposed for the same missed visit.

66. **Smoking and Vaping.** Smoking and vaping, including marijuana, are prohibited inside the dwelling and in enclosed areas of the Premises, including enclosed porches, enclosed garages, and other enclosed spaces. This Section does not impose a blanket prohibition on outdoor use of marijuana on unenclosed exterior areas of the Premises, except as otherwise required by applicable law. Tenant remains responsible for any actual damage, odor remediation beyond ordinary wear and tear, and legal violations caused by smoking or vaping by Tenant, an occupant, or a guest.

67. **Professional Carpet Cleaning at Move-Out.** At move-out, Tenant shall have all carpets professionally cleaned by a professional carpet-cleaning provider of Tenant's choosing and shall provide Landlord with a paid receipt. Landlord does not require use of any named or pre-approved vendor. If Tenant fails to provide a paid receipt, Landlord may have the carpets professionally cleaned and charge Tenant the actual, reasonable cost. This obligation is in addition to Tenant's duty to return the Premises in the condition required by this Agreement, ordinary wear and tear excepted, and does not convert the security deposit into a nonrefundable cleaning charge.

Tenant's signature below indicates the Tenant has read, understood, is satisfied with and agrees to abide by all conditions of this agreement. The invalidation of any provision herein by Judgment of Court order shall not otherwise affect any of the other provisions of this agreement.

Landlord / Agent name	**Title**
Landlord / Agent signature	**Date**
Landlord / Agent name	**Title**
Landlord / Agent signature	**Date**
Tenant One — printed name	**Date**
Tenant One — signature	**Social Security #**
Tenant Phone Number	**Tenant Email**
Tenant Two — printed name	**Date**
Tenant Two — signature	**Social Security #**
Tenant Phone Number	**Tenant Email**







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

March 2021

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



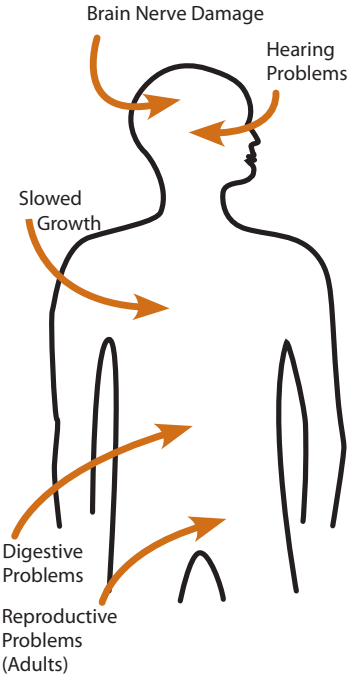
Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:



- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm^2), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 100 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

The Redstone Group

HOUSEKEEPING ADDENDUM

Date: _____

Property Address: _____

A. Periodic inspection of the unit will entail thorough examination of the resident's housekeeping practices, in accordance with the following housekeeping standards:

Housekeeping standards inside the unit:

1. Entire unit should be clean and free of dirt and grease. Excessive mildew and mold should be removed.
2. Floors should be clean, clear and free of hazards.
3. Trash should be disposed of properly and not left in the unit.
4. Throughout the unit, including food storage areas, housekeeping should be such that it does not contribute to rodent or insect infestation.
5. The kitchen should be kept clear of spilled food and grease. Appliances should be kept clean. Refrigerator should be defrosted when needed to prevent damage.
6. Storage areas and closets should be neat and clean. NO flammable materials should be stored in the unit.
7. Pathways to front and back doors must be clear from furniture, appliances, and debris.

Housekeeping standards outside the unit:

1. Front and back yards should be free of debris, trash, old furniture and appliances. Porches should be free of living room type furniture. Exterior walls should be free of graffiti. Nothing should be placed on the exterior walls without the permission of the Landlord.
2. Sidewalks should be clear and free of hazards.
3. Parking lot/space should be free of grease and oil. Inoperative automobiles must be removed. No repairs of automobiles are allowed on the premises
4. Putting containers in yards and on porches to feed stray animals is NOT allowed.

B. The inspection will be conducted every six (6) months.

C. Procedures to be followed when a unit fails:

1. When a unit fails the initial housekeeping inspection, a follow-up will be conducted within two weeks.

2. If, at the follow-up inspection the unit fails, the unit will be inspected again in thirty (30) days.

3. If the unit fails the thirty (30) day follow-up inspection, the resident's Lease will be immediately terminated.

D. If a resident's smoke alarm is not in working order on the initial housekeeping inspection, a work order will be placed by the Landlord to have the smoke alarm repaired or replaced.

1. If the smoke detector is not working at any of the follow-up inspections after a work order has been completed; the unit will fail, even if the remainder of the unit passes.

E. If the Landlord cannot access the unit at any of the housekeeping inspections because the front door is dead-bolted from the inside, the unit will fail, and the procedures for a failed unit will be followed.

This Housekeeping Addendum is a legally binding contract. Read it carefully before signing.

Tenant Name	Tenant Signature
Tenant Name	Tenant Signature
Tenant Name	Tenant Signature
Tenant Name	Tenant Signature

The Redstone Group

Renters Insurance Addendum

Property address: _____

Lease start date: _____

Tenant name: _____

Tenant name: _____

Please select one:

_____I will obtain my own renters' insurance policy and maintain the policy for the duration of my lease term.

_____I will not obtain my own renters' insurance policy and maintain the policy for the duration of my lease term.

If you elect to not purchase renters' insurance and maintain it for the duration of your lease term, you are acknowledging that you understand that the Landlord's insurance will not cover your personal belongings in the event of a loss due to ANY reason and landlord will not be responsible for any losses incurred. You also are acknowledging that the landlord will not be responsible for providing alternate housing, alternate power or replacement of food items/personal items in the event of a utility company power outage, act of God or natural disaster.

Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____

SUBJECT: CRIME AND DRUG FREE HOUSING LEASE ADDENDUM

PURPOSE:

Landlord fully supports the President's Executive Order which endorses the "One Strike, You're Out" policy enforcing "zero tolerance" for illegal drug use and criminal activity by residents at any Government Assisted community, Applicants/residents will be ineligible for residency/or subject to termination of residency should there be reasonable cause to believe that the applicant, resident or household member(s) practice controlled drug use, criminal behavior or abuses alcohol that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents, or persons residing in the immediate vicinity of the premises, or safety of any on-site management staff. We believe that the problems surrounding drug-related activities or other criminal activity are very serious and such behavior will not be tolerated. Therefore, Landlord has established a Crime and Drug Free Housing policy for all HUD insured and all other government assisted communities. We promote a crime free and drug free environment for the health, safety and well-being of all residents living in our communities.

DEFINITIONS:

CRIMINAL ACTIVITY OR CRIMINAL BEHAVIOR - As defined by the U.S. Department Of Housing and Urban Development's final rule (CFR Parts 880 and 884), any activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents: any criminal activity that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises: any criminal activity that threatens the health, or safety of any on-site property management staff responsible for managing the premises; or any drug-related criminal activity on or near such premises, engaged in by a resident, any member of the resident's household, or any guest or other person under the resident's control.

DRUG-RELATED CRIMINAL ACTIVITY - The definition of "Drug-Related Criminal Activity" as provided in the United States Housing Act of 1937, and further defined in Section 102 of the Controlled Substance Act (21) U.S.C. 802 is as follows: The illegal manufacture, sale, distribution, use or possession, with the intent to manufacture, sell, distribute or use, of a controlled substance.

POLICY:

1. The resident, or any member(s) of the household, or guest/visitor, or any other person under the resident’s control shall not engage in any act intended to facilitate any criminal activity or drug-related criminal activity, threatened acts of violence, or acts of violence, the discharge of firearms, or the illegal possession of firearms and including, but not limited to, the items defined above.

2. The resident shall not personally nor knowingly permit any member of the household, or a guest/visitor or other person under the resident's control to engage in unlawful activity, including drug-related criminal activity, in the apartment, in the common areas, on the community property or rear the premises. Unlawful activities include, but are not limited to the items defined above, acts of violence that damage or destroy the community property or

disturb or injure other residents or anyone else in the apartment, common areas, or near the community property.

3. Violation of the above provisions shall be a material violation of the Lease and substantial cause for termination of tenancy. It is understood and agreed that a single violation of any provision of this Addendum shall be deemed a serious violation and a material noncompliance with the Lease and good cause for termination of tenancy.

4. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be a preponderance of evidence.

5. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this Addendum shall govern.

6. Resident's failure to sign this Lease Addendum would be grounds for refusal to rent or shall be good cause for termination of tenancy.

7. This Lease Addendum is incorporated into the Lease executed or renewed this day between owner and Tenant.

I have read this policy and fully understand its contents, and agree to comply with the terms of this policy

_____ _____

Resident Date

Address: _____

_____ _____

Household Member over 18 years of age Date

_____ _____

Residential Manager Date

The Redstone Group

Extreme Cold Weather Alert

During extremely cold days and nights, there are several precautionary things everyone can do and be on the lookout for to ensure the efficiency of the heating system:

- Do not open windows when temperatures are below freezing! (This will give faulty readings to your thermostat and it only takes a minute for pipes/furnaces to freeze. This also makes the furnace run harder which increases your energy bills)

- Change out your furnace filters every 3 months. Tenant is responsible for purchasing replacement filters during tenancy. (Dirty filters cause the motors to work harder and may make the furnace seize up and stop)

- If you are going to be away from your unit for more than 24 hours, do not lower the furnace temperature below 60 degrees. If you will be away on vacation for more than 4 days, you must notify the landlord so that we can check on your property every couple of days until you return. If your landlord is not properly notified, any damage that occurs in your unit, the adjoining units and/or basement area due to frozen pipes, water leaks, malfunctioning appliances and mechanicals or other damages during your absence will be your financial responsibility.

- **Do not ever turn the AC unit on in temperatures below 70 degrees!**

_____ _____

Lessee Lessee

Lawn and Snow Maintenance Regulations

1. Purpose and Scope

Tenant is responsible for ordinary lawn care and for snow and ice removal at the Premises, as set forth below. Tenant shall provide the labor, equipment, and supplies needed to perform these duties, including a mower or other cutting equipment, trimming tools, a shovel or other snow-removal tools, and a de-icer that is not rock salt. Landlord is not obligated to perform these Tenant duties, except to the extent applicable law places a nontransferable duty on Landlord.

These duties apply to the Premises and to outdoor areas that exclusively serve the Premises (including the front, rear, and side yards and the walkways, porches, and steps that serve the dwelling). Landlord retains responsibility for common areas shared with others, if any, and for conditions and repairs that applicable law does not permit Landlord to transfer to Tenant. This Addendum does not shift to Tenant any nontransferable landlord duty.

2. Lawn Care

Tenant shall mow the entire lawn area of the Premises, including the front, rear, and side yards. The lawn must be cut at least once every month during the growing season. If the grass becomes overgrown between monthly cuttings, Tenant shall cut it more often as needed so the lawn remains reasonably maintained. Tenant shall not damage, remove, or neglect the existing lawn, trees, bushes, or other landscaping at the Premises.

3. Shrubs, Plantings, and Existing Landscaping

Bushes and shrubbery must be trimmed at least once per month. Tenant shall keep bushes and shrubbery from obstructing walkways, windows, doors, and porches. Tenant is not allowed to plant any flowers, shrubs, trees, or any live plantings of any type. The prohibition on live plantings includes marijuana plants. Tenant may request, in writing, to place potted flowers outside. Landlord will consider the request and respond in writing within a reasonable period of time.

4. Snow and Ice Removal

Snow must be removed from all walkways, porches, and steps within 24 hours of snowfall. Tenant shall keep those areas reasonably clear of snow and ice so they remain usable. Immediately after snow removal, Tenant shall apply a de-icer that is not rock salt to porches, steps, and walkways. Rock salt may not be used. Tenant is responsible for obtaining and applying an appropriate de-icer.

5. Clippings, Debris, and City Pickup

All lawn clippings and shrubbery debris must be placed in brown paper landscaping bags and placed at the curb for city pickup. The city will not pick up landscaping materials in plastic bags or garbage cans. Any fines assessed as a result of improper bagging will be the responsibility of Tenant(s).

6. Care of Walks; Damage; Reporting

Tenant shall keep the walkways, porches, and steps assigned above reasonably usable for ordinary access. Tenant shall not damage Landlord’s equipment, fixtures, or other property, and shall not damage the lawn, landscaping, walks, porches, or steps through neglect or improper methods (including use of rock salt). Tenant shall promptly notify Landlord of hazards or conditions that

need Landlord’s repair or that Tenant cannot reasonably address with ordinary lawn-care or snow-removal methods, including dangerous trees or limbs, sinkholes, broken walks or steps, defective railings, or similar conditions.

7. Seasonal Performance

Tenant shall perform the lawn-care duties above during the growing season and the snow-and-ice duties above whenever snow or ice is present.

Signatures

Tenant One — printed name	**Tenant Two — printed name**
Tenant One — signature	**Tenant Two — signature**
Date	**Date**
Landlord / Agent — printed name	**Title**
Landlord / Agent — signature	**Date**

The Redstone Group

SMOKE DETECTOR & CARBON MONOXIDE DETECTOR ACKNOWLEDGEMENT

Smoke Detector and Carbon Monoxide Detector Addendum
Tenant(s): _____
Premises Address: _____
Date: _____

In compliance with the Michigan State Housing Development Authority (MSHDA) requirements and applicable law, the Tenant agrees as follows:

1. **Condition at Move-In:**

   Tenant acknowledges and agrees that at the time of move-in:

- The Premises is furnished with the appropriate number of smoke detectors and carbon monoxide detectors, as required by MSHDA and local regulations.
- Each smoke detector and carbon monoxide detector has been tested in the presence of Tenant and is confirmed to be functioning properly.

2. **Tenant Responsibility for Maintenance and Compliance:**

   Tenant agrees that it is their sole responsibility to ensure that all smoke detectors and carbon monoxide detectors remain in good working order at all times, including but not limited to:

- Testing each device at least once every thirty (30) days,
- Promptly replacing batteries as needed,
- Immediately notifying management in writing if any device is not operating properly.

3. **Replacement Obligation:**
   If Tenant, an occupant, or a guest unauthorizedly removes, disables, or causes damage to a smoke detector or carbon monoxide detector, Tenant shall be charged an administrative fee of One Hundred Fifty and 00/100 Dollars ($150.00) per occurrence, plus the actual cost of repair or replacement. This charge does not apply to expiration of a device or ordinary equipment failure not caused by Tenant, an occupant, or a guest.

- Landlord, not Tenant, is responsible for ordinary replacement due to expiration or ordinary equipment failure and for code-required upgrades, except to the extent the device was removed, disabled, or damaged by Tenant, an occupant, or a guest.
- Tenant shall promptly notify management in writing if any device is not operating properly.

4. **Compliance with Updated Standards:**
   Should applicable law or local ordinance modify smoke detector or carbon monoxide detector requirements during the lease term, Landlord is responsible for code-required upgrades, except to the extent a device was

removed, disabled, or damaged by Tenant, an occupant, or a guest.

- Tenant is not charged for ordinary expiration, ordinary equipment failure, or code-required upgrades that Tenant did not cause.
- Landlord will furnish and install any upgraded devices needed to meet such updated requirements, except where Tenant caused the need for replacement.

5. **Penalties for Non-Compliance:**

   If an inspection, maintenance visit, or move-out inspection reveals that a smoke detector or carbon monoxide detector was unauthorizedly removed, disabled, or damaged by Tenant, an occupant, or a guest:

- Tenant shall be charged an administrative fee of $150 per occurrence, plus the actual cost of repair or replacement.
- Such costs shall be treated as additional rent due immediately upon demand and may be deducted from the Tenant's security deposit.

6. **No Liability of Management:**

   Management shall not be liable for any injury, loss, or damage resulting from Tenant's failure to maintain working smoke detectors and carbon monoxide detectors or to comply with the requirements of this Addendum.

7. **Tenant acknowledges receiving smoke detector(s) and carbon monoxide detector(s) in working condition at move-in, and accepts responsibility for testing, battery replacement, and promptly notifying management if a device is not operating properly, as set forth above. Tenant is not responsible for ordinary expiration or ordinary equipment failure.**

TENANT ACKNOWLEDGMENT AND AGREEMENT:

_____ _____

Lessee Date

_____ _____

Lessee Date

The Redstone Group

Ticket Responsibility Addendum

Tenant(s): _____

Premises Address: _____

Date: _____

This Addendum is hereby incorporated into and made part of the Lease Agreement between the Landlord and Tenant for the Premises listed above.

1. **Responsibility for Tickets, Fines, and Violations:** Tenant agrees that any ticket, citation, fine, or notice of violation (hereinafter "Ticket") issued by any governmental agency, municipality, association, or regulatory authority that relates to or arises from the Premises during the term of the tenancy, including but not limited to:
    - Parking violations,
    - Trash or debris citations,
    - Landscaping or yard maintenance violations,
    - Noise complaints,
    - Other civil penalties or assessments, shall be the sole responsibility of the Tenant.
2. **Payment Obligation:** Tenant shall pay any such Ticket promptly and in full. Tenant agrees to indemnify, defend, and hold harmless the Landlord from any costs, penalties, fees, interest, or damages arising from or relating to any such Ticket.
3. **Deduction from Security Deposit:** In the event that any Ticket is unpaid by Tenant, or the Landlord is required to pay or otherwise resolve any Ticket issued during the tenancy, the amount of the Ticket, together with any administrative fee of $50 per Ticket, shall be considered additional rent due and payable immediately. Landlord may deduct such amounts from Tenant’s security deposit without further notice.
4. **No Waiver:** Landlord’s acceptance of rent or failure to immediately enforce this Addendum shall not constitute a waiver of Landlord’s rights.
5. **Survival:** Tenant’s obligations under this Addendum shall survive the termination of the Lease.

TENANT ACKNOWLEDGMENT AND AGREEMENT:

I/we have read, understood, and agree to be bound by the above Ticket Responsibility Addendum.

Tenant Name	**Signature**	**Date**
_____	_____	_____
_____	_____	_____

The Redstone Group

NO-PETS AND ANIMAL POLICY ADDENDUM

Landlord: _____, a Michigan limited liability company

Tenant(s): _____

Premises: _____

Lease dated: _____

This Addendum is part of the Lease. All other Lease terms remain unchanged.

WARNING: NO PETS. ANY UNAUTHORIZED ANIMAL IS A MATERIAL BREACH OF THE LEASE.

1. No pets. No pet or animal of any kind may be kept, harbored, fed, or cared for at the Premises by Tenant, any occupant, or any guest, including visiting animals and pet-sitting, for any length of time, unless Landlord has approved that animal in writing under Section 3.

2. Material breach. Keeping or allowing any unauthorized animal at the Premises, including a visiting animal, is a material breach of the Lease and is grounds for termination of the tenancy and eviction. Landlord will recover possession only through the court process; Landlord will not use self-help.

3. Advance written approval for any animal. Any animal, including a service or assistance animal, requires Landlord's written approval before move-in. Before move-in, Tenant must submit the animal's license and identification and the medical and legal documents supporting the request. Landlord will not charge a pet fee or pet deposit for an approved service or assistance animal.

FINANCIAL WARNING: Landlord warns that animal-related odor, urine, stain, and flea cleanup can be difficult and expensive, and that resulting charges pose a substantial risk that Tenant will lose some or all of the security deposit.

4. Animal damage. Tenant must pay the actual, reasonable, documented cost to repair damage caused by any animal, approved or not, beyond ordinary wear and tear, including necessary odor, urine, stain, and flea treatment. These costs may use up the entire security deposit, and Tenant must pay any amount above it. The deposit is not forfeited merely because an animal was present.

Tenant has read and understands this Addendum.

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.

Landlord: _____ By: _____ Title: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

The Redstone Group

NONPAYMENT OF RENT — LEGAL COSTS AND SECURITY DEPOSIT ADDENDUM

Landlord: _____, a Michigan limited liability company

Tenant(s): _____

Premises: _____

Lease dated: _____

This Addendum is part of the Lease. All other Lease terms remain unchanged.

WARNING: IF YOU DO NOT PAY RENT, YOU WILL PAY THE LANDLORD'S COSTS OF NOTICES AND COURT, AND THOSE COSTS MAY BE DEDUCTED FROM YOUR SECURITY DEPOSIT.

1. Nonpayment costs. If Tenant fails to pay rent when due, Tenant is responsible for Landlord's actual, reasonable costs incurred because of the nonpayment, including preparation and service of notices, court filing fees, service of process, and attorney fees.

2. Deduction or judgment. Landlord may deduct these costs from the security deposit, or include them in a court judgment, without first obtaining a court order for the deduction. Any amount above the deposit remains owed by Tenant.

3. Scope. This Addendum applies only to costs arising from nonpayment of rent. Court proceedings for any other reason are governed by the Lease and applicable law.

4. No double recovery. Landlord will not recover the same cost twice, will charge only actual costs incurred (not a penalty), will give Tenant an itemized written accounting, and will return any remaining deposit balance.

Tenant has read and understands this Addendum.

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.

Landlord: _____ By: _____ Title: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

The Redstone Group

NOTICE TO ENTER

Routine Inspection or Other Authorized Entry — Blank Template

This is a blank template. It is not notice of a scheduled visit until Landlord completes the visit-specific fields below and delivers the completed notice to Tenant. Complete a separate form for each visit.

Visit Information

Property address	**Unit**
Landlord LLC	**Agent (if any)**
Tenant(s)	
Date of this notice	**How this notice is being delivered**
Date of the visit	**Time window (specific and reasonable)**
Purpose ☐ Routine inspection ☐ Maintenance / repair ☐ Other (describe): _____	
Authorized contractor or other person entering, if any	
Scope / areas of the Premises	
Access arrangements	

Follow-up contact for this visit: (313) 444-2788 or, for maintenance or repair follow-up, repairs@goredstone.com

Landlord conducts routine inspections every six (6) months. The first such inspection is scheduled six (6) months after the move-in date. For a routine, non-emergency entry, Landlord will give at least twenty-four (24) hours' advance notice before entering, except in an emergency or where entry is otherwise expressly allowed by law. A routine inspection generally takes no more than 30 to 45 minutes. Landlord will note the general condition of the unit and will provide a checklist report of findings within 48 hours of the visit for Tenant review.

Tenant is not required to be home during the visit. Management asks that Tenant make certain the immediate surroundings are reasonably free from trash, debris, and other items that would interfere

with the stated visit. Optional (if relevant): pets or security-device instructions for this visit: _____

Formal legal or vacate notices must be sent to legal@goredstone.com or by signed letter, as provided in the Lease. General questions about this notice or the stated visit may be directed to (313) 444-2788 or jr@goredstone.com.

Acknowledgment and Permission for the Stated Visit Only

By signing below, Tenant acknowledges receipt of this notice describing the visit identified above. If Tenant also checks the optional box, Tenant authorizes Landlord or Landlord's authorized agent or contractor to enter the Premises on the date and during the time window stated above, and only for the stated purpose and scope, including if Tenant will not be present. This acknowledgment and any permission to enter apply only to the visit described on this completed form. They do not grant unlimited, standing, or ongoing entry rights, and they do not authorize entry at other times or for other purposes.

Tenant's signature is not required for Landlord to enter when applicable law or the Lease already authorizes entry (including after at least 24 hours' advance notice for a routine inspection, or without that notice in an emergency, or where entry is otherwise expressly allowed by law). Tenant does not waive any rights under Michigan law by signing this form or by declining to sign it. Each Tenant should sign for themselves unless a representative is legally authorized to sign on that Tenant's behalf.

☐ Tenant One will not be present and authorizes entry for the stated visit only.

☐ Tenant Two will not be present and authorizes entry for the stated visit only.

Signatures

Landlord / Agent — printed name	**Title**
Landlord / Agent — signature	**Date**
Tenant One — printed name / signature	**Date**
Tenant Two — printed name / signature	**Date**

The Redstone Group

INSPECTION CHECKLIST

General Condition of Rental Unit and Premises

You should complete this checklist, noting the condition of the rental property, and return it to the landlord within 7 days after obtaining possession of the rental unit. You are also entitled to request and receive a copy of the last termination inventory checklist which shows what claims were chargeable to the last prior tenants.

Street Address _____ Unit Number _____ City and Zip Code _____

	Condition on Arrival	Condition on Departure
LIVING ROOM		
Floors & Floor Coverings		
Drapes & Window Coverings		
Walls & Ceilings		
Light Fixtures		
Windows, Screens & Doors		
Front Door & Locks		
Fireplace		
Other		
Other		
KITCHEN		
Floors & Floor Coverings		
Walls & Ceilings		
Light Fixtures		
Cabinets		
Counters		
Stove/Oven		
Refrigerator		
Dishwasher		
Garbage Disposal		
Sink & Plumbing		
Windows, Screens & Doors		
Other		
Other		
DINING ROOM		
Floors & Floor Covering		
Walls & Ceilings		
Light Fixtures		
Windows, Screens & Doors		
Other		

Walls & Ceilings		
Light Fixtures		
Other		
Other		
Other		
Other		
OTHER AREAS		
Heating System		
Air Conditioning		
Lawn/Garden		
Stairs and Hallway		
Patio, Terrace, Deck, etc.		
Basement		
Parking Area		
Other		
Other		
Other		
Other		
Other		

☐ Tenants acknowledge that all smoke detectors and fire extinguishers were tested in their presence and found to be in working order, and that the testing procedure was explained to them. Tenants agree to test all detectors at least once a month and to report any problems to Landlord/Manager in writing. Tenants agree to replace all smoke detector batteries as necessary.

Use this space to provide any additional explanation:

Contractual agreement on return timing (this paragraph is not the statutory notice above): Landlord and Tenant agree that Tenant shall complete this inventory checklist, noting the condition of the rental property, and return one (1) copy to the Landlord within one (1) day after obtaining possession of the rental unit. This one (1) day period is the parties' agreed shorter period described in MCL 554.608(3) and is a contractual term. It does not change the wording of the statutory notice printed above.

Landlord-Tenant Checklist completed on moving in on _____ , and approved by:

_____ and _____
Landlord/Manager Tenant

_____
Tenant

_____
Tenant

Landlord-Tenant Checklist completed on moving out on _____ , and approved by:

_____ and _____
Landlord/Manager Tenant

_____
Tenant

_____
Tenant

APPLICATION FOR SERVICE

Water & Sewerage Department

Applicant Information

Business Name/DBA (if applies):

First Name: | Middle Initial: | Last Name:

Driver's License/State ID Number: | Expiration (MM/YYYY): | Date of Birth (MM/DD/YYYY):

Mailing Address (If different from Water Service Address):

City: | State: | Zip Code:

Phone Number: | Alternate Phone Number: | Best Time to Contact Applicant:

Email: | *Social Security Number (Last Four):

Co-Applicant First Name: | Middle Initial: | Co-Applicant Last Name:

Property Information

Address to Start Water Service:

City: | State: | Zip Code:

Closing Date (MM/DD/YYYY): | Start Service Date (MM/DD/YYYY):

Will you own or rent the property: ◯ Rent ◯ Own

Type of Property: ◯ Residential ◯ Commercial ◯ Two-Family Flat ◯ Duplex

* If you do not have a Social Security Number, please see a customer service representative for other acceptable forms of identification.

WATER AND SEWER ACCOUNT TERMS AND CONDITIONS

Water & Sewerage Department

By signing this document you represent that you are authorized to request water and sewerage service at the property address below. Your signature and acceptance of water and sewerage services means you agree to the following terms and conditions of the Detroit Water & Sewerage Department (DWSD) for the duration of service:

- I will pay all applicable rates and charges for water, sewerage and drainage charges as established from time to time by the Board of Water Commissioners, and that said charges shall be a lien against the property and become effective immediately upon service to the property unless proper proof of tenant's responsibility to pay is on file with DWSD.
- I understand and agree that payment of rates and charges must be paid by the due date shown on the bill. In the event of late payment, penalties will be imposed.
- I understand that if my account becomes delinquent, DWSD may interrupt service until the account is paid in full or I enter into an approved payment plan. A reconnection charge may be imposed. DWSD may transfer its lien to the property tax roll for collection of the delinquent balance as provided by law. DWSD may also elect to sue for collection of delinquent amounts owed.
- I understand service activation will require a deposit. If the account is not delinquent, deposits will be returned after the account has been closed upon request.
- I agree to provide valid identification and a Social Security or Tax Identification Number. Non-U.S. Citizens must provide photo identification.
- I agree to notify DWSD when moving from (vacating) a property.
- I understand that water service will not be turned on until an Automatic Meter Reading (AMR) meter is installed and that the property owner, landlord or tenant is responsible for making necessary plumbing repairs to support installation of AMR.
- I will not allow any person other than an authorized representative of DWSD to connect or reconnect service.
- I will not allow any person other than an authorized representative of the DWSD to operate or cause to be operated any valve in or connected with a water main, water service, or fire hydrant, or tamper with or otherwise interfere with any water meter, detector check valve, or other part of the water system.
- If DWSD detects a device, scheme, or tampering that avoids or attempts to avoid full payment for water service, I may be subject to fines, service interruption and/or immediate removal of utility equipment and service from the premises or legal action.
- I agree to keep the area around DWSD's meter clean and free of hazardous materials and I agree to provide safe access to DWSD employees to enter the premises at any reasonable time to read, install, remove, exchange, maintain, test or upgrade the water meter and associated devices.
- I understand that the property owner is responsible for the water service line from the water meter to the curbstop (turn-on/turn-off valve) near the sidewalk. DWSD is responsible for the portion from the curbstop to the water main.

Signature _____ Property Address _____ Date _____

DWSD's Terms of Service are based on Michigan Act 178 of 1939, Municipal Water Liens (MCL 123.161, et. seq.), Chapter 56, Utilities, of the Detroit City Code and Michigan Act 206 of 1893, The General Property Tax Act (MCL 211.1, et. seq.)

AFFIDAVIT OF TENANT/LESSEE RESPONSIBILITY FOR WATER AND SEWERAGE BILLS

This Affidavit is executed in accordance with MCL 123.165 and Sections 56-2-42 and 12-11-26.1 of the Detroit City Code.

LANDLORD AFFIDAVIT

1. I, _____, am Lessor of property located at _____, Detroit, Michigan, _____ ("Property").
2. This Property is a ☐ Single Residence ☐ Multi-Unit Dwelling/Flat/Duplex ☐ Commercial
3. On _____, the Lessor entered into a Lease for the Property with _____ (Tenant) requiring the Tenant/Lessee to be responsible for all water, sewerage and drainage charges incurred during the term of the Lease.
4. I advised Tenant to establish water service in his/her/its name within thirty (30) days from the date the parties entered into the Lease. I understand if Tenant fails to establish an account in his/her/its name, the Lessor is responsible for all charges.
5. The Lease will expire on: _____
6. I understand if Lessor does not submit a Notice that Tenant Vacated Property to Detroit Water and Sewerage Department (DWSD) within twenty (20) days after Tenant vacates the Property, then DWSD will revert all charges to the Property owner as of the date DWSD reasonably ascertains when Tenant vacated the Property.
7. ☐ (Check if applicable) I would like to recieve a copy of the Tenant's monthly bill.

_____
(Lessor Signature)

Print:
_____
Name

_____
Company Name

_____
Street Address

_____
City, State, Zip Code

_____
Phone

Subscribed and sworn to before me this
_____ day of _____, 20____.

_____
_____, Notary Public
_____ County, Michigan
My Commission expires: _____

TENANT AFFIDAVIT

1. I, _____, am Lessee/Tenant of the Property.
2. My phone number is: _____
3. My address prior to the Lease was: _____
4. The last 4 digits of my Social Security Number are : _____
5. I agree to come to a DWSD customer Service Center to establish an account in my name at DWSD within thirty (30) days from the date I entered into the Property Lease.
6. I accept full responsibility for all water, sewer, and drainage charges at the Property during the term of the Lease or until DWSD recieves notice of, or reasonably determines, the date I vacated the property.

_____
(Lessee Signature)

_____
Print Name

ACCOUNT RESPONSIBILITY IS NOT EFFECTIVE UNTIL DWSD RECEIVES AND PROCESSES A FULLY EXECUTED VERSION OF THIS DOCUMENT.

Subscribed and sworn to before me this
_____ day of _____, 20____.

_____
_____, Notary Public
_____ County, Michigan
My Commission expires: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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

Lessor's Disclosure

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

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

_____

_____

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

(b) Records and reports available to the lessor (initial (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.

Lessee's Acknowledgment

(c) Lessee has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii)_____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home (initial).

Agent's Acknowledgment (initial or enter N/A if not applicable)

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

(f) _____ Lessee's Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.[1]

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor	Date	Lessee	Date
Lessor	Date	Lessee	Date
Lessor's Agent	Date	Lessee's Agent[1]	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

[1] Only required if the lessee's agent receives compensation from the lessor.