

# Bismarck Mandan Rentals, LLC

1709 North 19th Street, Suite 3 • Bismarck, ND 58501  
(701) 354-1937



## 1. BMR Lease rev 2021.4.7

### 1.1 BMR LEASE APARTMENT

---

Bismarck Mandan Rentals

1709 North 19th St Suite 3

Bismarck, ND 58501-2121

(701)354-1937

office@bismarckmandanrentals.com

Apartment Lease of :

<<Property Address>>Unit: <<Unit Name>>

The terms in this Lease are entered into on: <<Lease Creation Date>>.

Resident: (List all persons who will occupy the Apartment) <<Tenants (Financially Responsible)>>,<<Other Occupant(s)>>

jointly and severally Management:

<<Company Name>>

Street Address of Apartment: <<Property Address>>

Term: The term of this lease is <<Lease Term>> year(s). (If left blank, calculate term based on lease start and end date)

Lease Start Date: <<Lease Start Date>>

Lease End Date: <<Lease End Date>>

**(LEASE RENEWS AUTOMATICALLY FOR INITIAL TERM unless prior notice is given in accordance with notice period. Resident agrees NO annual notice of renewal is needed and required of Management)**

Notice Period: The notice period is **45 days** as to be effective on the last day of the month. (Notice must be in writing)

Monthly Apartment Rent: <<Monthly Rent>> per month due by the first of each month unless otherwise noted. (Pet rent, if charged, is in addition to the rent listed here. Check the pet addendum for pet rent)

Security and Damage Deposit: <<Security Deposit Charges>>

Property Manager Provided Utilities: <<Utilities Included>>

Tenant(s) Provided All Utilities not listed above in property manager section.

Additional Agreements (if any):

- Carpet was professionally cleaned at move in. Must be professionally cleaned at tenants expense at move out.
- No parties, no smoking, no loud music, no pets unless agreed upon at lease signing and pet agreement attached.
- Pet Agreement is required for any residences that have pets. It is signed by default with this lease and subject to change without advance notification. <https://bismarckmandanrentals.com/pet-policy-agreement/>
- When moving out, checkout must be done during business hours with manager or deposit will be forfeited. <https://bismarckmandanrentals.com/move-in-move-out-procedures/>
- 
- <<Additional Lease Information>>

*"All persons will be treated fairly and equally without regard to race, color, religion, gender, familial status, disability, national origin, age, marital status or status with respect to public assistance in compliance with the Fair Housing Act and ND laws."*

Management (acting as agent for the owner of the premises) and Resident agree to the terms of this lease as written both above and below these signatures, and on any attachments that may be made part of this lease.

X \_\_\_\_\_  
Initial Here

## 1.2 TERMS OF THIS LEASE

*THIS IS A LEGALLY BINDING DOCUMENT AND YOU ARE ENCOURAGED TO SEEK LEGAL COUNSEL IF YOU DO NOT UNDERSTAND ANY OF ITS TERMS. RESIDENT(S) JOINTLY AND SEVERALLY INDICATE THEY UNDERSTAND AND AGREE TO THE TERMS.*

X \_\_\_\_\_  
Initial Here

## 1.3 OCCUPANCY AND USE

No person other than those listed above as Residents may occupy the Apartment without the written approval of Management. The apartment and utilities may be used only for ordinary residential purposes. Persons not listed on the lease must not stay in the property for more than \_\_\_\_ consecutive days (if blank, two days) without Management's prior written consent and no more than two occasions in any one month.

X \_\_\_\_\_  
Initial Here

## 1.4 RENT

Resident agrees to pay Management, at the place or in the method designated by Management, monthly rent in full on or before the first day of every month in advance, during the duration of this lease and any extensions or renewals of this lease. Get a receipt if paying in Cash. Acceptance of partial payments by Management shall be at Management's sole discretion and shall not constitute a waiver of any of its rights to receive payment in full or to commence as unlawful detainer action for nonpayment of rent nor shall it in any way be construed as an extension of the time to pay.

As of January 2022, managements designated process is rent is to be paid online thru the Appfolio portal or via cash with a PayNow slip at Walmart or CVS. Rent can be paid online thru the portal transaction free by linking your savings or checking account. This information is not shared with our property management company and you remain in control of the payments.

X \_\_\_\_\_  
Initial Here

## 1.5 RETURNED CHECK FEES AND LATE FEE

Resident agrees to pay a collection fee of \$40.00 for each check returned because it was not paid by Resident's bank for any reason unless the landlord failed to endorse the check, in addition to a \$200 civil penalty for any rent check that does not clear the bank. Resident agrees to pay a late fee, <<Daily Late Fee>> per day or the maximum allowed by law, if the Resident fails to pay the rent by the 1st of the month unless

arrangements have been made with management.

X \_\_\_\_\_  
Initial Here

### 1.6 ALL RESIDENTS RESPONSIBILITY FOR ALL DEBTS

---

Residents are responsible for paying the Rent and any other money due to Management under this Lease or as a result of any breach of this lease and, each and every Resident is individually responsible for paying the full amount of such debts, not just a proportionate share.

X \_\_\_\_\_  
Initial Here

### 1.7 MANAGEMENT PROMISES

---

1. That the premises and all common areas are fit for use as a residential premises;
2. To keep the premises in reasonable repair and make necessary repairs within a reasonable time after written notice by resident except when a disrepair has been caused by the willful or negligent conduct of the Resident or his guests;
3. To maintain the premises in compliance with applicable health and safety codes except when a violation of the health and safety codes has been caused by the willful or negligent conduct of the Resident or his guests; and
4. To maintain the common areas in a state of repair and cleanliness.

X \_\_\_\_\_  
Initial Here

### 1.8 RESIDENT PROMISES:

---

1. Not to damage or misuse the premises or waste the utilities provided by management or allow his guests to do so;
2. Not to make any alterations or additions or remove any fixture or to paint the premises without the written consent of Management;
3. To keep the Apartment clean and tidy;
4. Not to conduct himself/herself in a loud, boisterous, unruly or thoughtless manner so as to disturb the rights of other residents to peace and quiet, or to allow his guests to do so;
5. To use these premises only as a private residence, and not in any way that is unlawful or dangerous or which would cause a cancellation, restriction or increase in premium in Management's insurance;
6. Not to use or store on or near the premises any inflammable or explosive substance;
7. To give written notice to Management of any necessary repairs to be made; and
8. No scotch tape, contact paper or glue on walls, doors, or appliances; and
9. To pay for all extermination costs to the unit regardless of the source of the pests.

X \_\_\_\_\_  
Initial Here

### 1.9 RECEIVING ELECTRONIC COMMUNICATION

---

Resident agrees to receive all communication in the form of electronic communications such as email and text messages from Management.

Resident agrees that all notices normally posted on unit doors may be posted electronically.

If a resident is unable to use electronic forms of communication, communication forms must be agreed upon and documented at lease signing.

X \_\_\_\_\_  
Initial Here

### 1.10 PETS

Resident may not have animals or pets of any kind on the premises. UNLESS otherwise agreed upon at lease signing. Pet agreement addendum must be signed for any unit that has pets.

X \_\_\_\_\_  
Initial Here

### 1.11 PEST EXTERMINATION

Resident will be charged for any pest extermination treatments to their unit regardless of the source of the pests.

X \_\_\_\_\_  
Initial Here

### 1.12 WATERBEDS

Resident agrees not to keep or permit waterbeds nor any other water-filled furniture on the premises unless agreed to in writing by management.

X \_\_\_\_\_  
Initial Here

### 1.13 ADEQUATE WINDOW CURTAINS

Curtains or draperies are to be provided at Resident's expense within 30 days of occupancy. Adequate shall not include sheets, shower curtains, bedding, etc.

X \_\_\_\_\_  
Initial Here

### 1.14 STORAGE

Storage of any personal belongings anywhere but within the apartments or designated storage areas is prohibited.

X \_\_\_\_\_  
Initial Here

### 1.15 MANAGEMENT'S RIGHT TO ENTER

Landlord has the right to enter the apartment at any time in case of emergency, or if landlord reasonably believes resident has abandoned

the premises, or if landlord reasonably believes resident is in violation of any of the provisions of this contract. Additionally, Landlord may enter the apartment during reasonable hours and in a reasonable manner, for the purpose of inspecting the premises, for making necessary or agreed repairs, decorations, alterations and improvements, for supplying necessary or agreed services, or for showing or exhibiting apartment to agents of the Landlord; unless it is impractical to do so, landlord agrees to first notify and receive consent of resident, which consent shall not be unreasonably withheld by resident. Such consent shall be presumed from resident's failure to object, within a reasonable time, to access after notice of intent to enter at a time certain has been given landlord.

Tenants may not withhold access because of pets on the premises. Tenants understand once they give notice to vacate that showings will happen during normal business hours (and potential outside of those hours with tenants knowledge) and will not interrupt the showings unless the tenants are home and have a bona fide reason to do so.

X \_\_\_\_\_  
Initial Here

### 1.16 DAMAGE OR INJURY TO RESIDENT OR THEIR PROPERTY

Management is not responsible for any damage or injury that is done to Resident or his property or to Resident's guests or their property that was not caused by a willful or negligent act of Management or failure of Management to act. Management recommends that Resident obtain Renter's Insurance to protect himself against any injuries or damage he may suffer. Resident is not to be construed as a co-insured with management under any property insurance on the building, and Resident will not be covered by that insurance. Resident shall obtain a separate fire insurance policy on the property. NOTE: Our insurance does not cover your possessions or liability.

X \_\_\_\_\_  
Initial Here

### 1.17 ACTS OF THIRD PARTIES

Management is not responsible for the actions, or for any damages, injury or harm caused by such actions, or third parties who are not in Management's control.

X \_\_\_\_\_  
Initial Here

### 1.18 NOTICE OF DANGEROUS CONDITIONS

Resident agrees to promptly notify Management in writing of any conditions in the Apartment that are dangerous to health or safety of Resident or other residents, or which may do damage to the premises or waste utilities provided by the Management. In the event Management, without written notice by Resident, or which require general repair, becomes aware of any such condition, then upon reasonable information of the existence of said condition, it shall have authority to immediately enter upon Resident's premises to correct said condition. The Resident shall be responsible for all costs of repair and furthermore for all charges over and above the usual brought about by said condition. These charges shall include, but are not limited to excessive utility bills, damage to property, fines and charges levied by any municipality and cost of defending any code violations, tags or criminal charges including attorney's fees. Recognizing that certain charges resulting from unreported or unrepaired utility and appliance problems may be difficult to prove to exactness, the parties agree that if such a situation occurs, the liquidated damages shall be \$500.00 unless more can be proved.

X \_\_\_\_\_  
Initial Here

### 1.19 SUBLETTING

Resident shall not sublet the Apartment of any part of it nor assign this lease without prior written consent of the Management. This consent must be obtained by resident for each assignment or sublease.

X \_\_\_\_\_  
Initial Here

**1.20 ABANDONMENT OR SURRENDER OF THE APARTMENT BEFORE THE TERMINATION OF THIS LEASE**

Resident understands that he is responsible for paying the full rent each and every month during the Duration of this agreement and any extensions or renewals. Resident is responsible for all loss of rent or any other losses or costs caused by Resident's premature abandonment or surrender of the Apartment. No surrender of the Apartment will be considered accepted by Management without the written consent of Management. In the event of abandonment, Resident assigns all personal property located in said apartment to Management who may remove said property at any time and sell or dispose of it without notice and in the event of a sale shall first apply the proceeds to the expenses of sale and then to the payment of any damages or rent due and should there be any excess after all costs, including attorney's fees, then the balance shall be remitted to the Resident.

X \_\_\_\_\_  
Initial Here

**1.21 RE-RENTAL FEE**

If Resident terminates this lease prior to the end of the term or without proper notice, Resident shall be charged a re-rental fee of \$600. That re-rental fee represents the costs incurred by Management to mitigate its damages, such as advertising and other marketing efforts. It does not include rent, utilities or other losses incurred by Management as a result of Resident's early vacating of the unit.

X \_\_\_\_\_  
Initial Here

**1.22 REIMBURSEMENT BY RESIDENT**

Resident agrees to reimburse Management promptly for any loss, property damage, or cost of repairs or service (including plumbing trouble) caused by negligence or improper use by Resident, his agents, family or guests. Resident shall be responsible for damage from windows or doors left open. Resident agrees to pay all costs incurred by Management incidental to any abandonment of the premises or other breach of lease by Resident, such as costs incurred in attempting to re-rent Resident's apartment, including advertising and other costs. Resident agrees to pay all court costs and attorney's fees incurred by Management in enforcing any rights under this lease. These reimbursements are due when Management or its representative makes demand upon Resident. Management's failure to delay in demanding any of these reimbursements, late payment charges, returned check charges, or other sums due by Resident shall not be deemed a waiver, and Management may demand them at any time, whether before or after Resident vacates the Apartment.

X \_\_\_\_\_  
Initial Here

**1.23 INDEMNITY AND HOLD HARMLESS**

Resident agrees to indemnify and hold owner and Management and all their employees harmless from any and all claims, causes of action, costs, expenses and damages of any kind or nature including the cost of defense arising out of the use of the Unit by Resident or any of Resident's guests.

X \_\_\_\_\_  
Initial Here

### 1.24 TERMINATION OF LEASE WITH SPECIFIED ENDING DATE

---

If Resident wishes to terminate this Lease at the end of its initial term, Resident must give Management written notice of his intent to vacate at least equal to the Notice Period indicated in the heading of this Lease, prior to the termination date. If Resident fails to give timely notice to Management, Management has the right, at its option, to extend the Duration of the Lease for a period equal to one Notice Period at the Management's then prevailing monthly rental rate. If Resident continues to occupy the Apartment after the Ending Date of the Lease with the permission of Management, and the Lease has not been renewed nor a new Lease made between Resident and Management, this Lease shall revert to a month to month Lease will all the terms and conditions of the Lease shall continue to apply.

For leases with auto renewal clauses the lease will renew automatically for the original term unless notice has been given according to the notice period prior to the renewal.

X \_\_\_\_\_  
Initial Here

### 1.25 TERMINATION AND ALTERATION OF TERMS OF MONTH-TO-MONTH LEASE

---

When the Lease is for a Duration of month-to-month whether by its original terms or after conversion from a Fixed Duration Lease, Management and Resident agree that the notice required for either party to terminate the Lease shall be in writing and at least equal to the Notice Period indicated in the heading of this Lease. Notice to terminate must be given so as to be effective on the last day of a month. Management may change any other the terms, including the amount of Rent, or a month-to-month Lease by giving Resident written notice at least equal to the Notice Period indicated in the heading of this Lease.

X \_\_\_\_\_  
Initial Here

### 1.26 VACATING

---

Resident agrees to vacate the Apartment on or before the termination of date of this Lease or any renewal or extension as provided in this Lease. If resident fails to vacate on or before the required date, he shall be liable to Management for any and all losses incurred by Management, such as loss of rent, court costs and attorney's fees. Upon vacating, Resident agrees to leave the premises in their condition at the commencement of the tenancy except for ordinary wear and tear.

X \_\_\_\_\_  
Initial Here

### 1.27 DESTROYED OR UNRENATABLE PREMISES

---

If the premises are destroyed or so damaged as to be unfit for occupancy due to fire, the elements, or any other cause, Management may elect to terminate this Lease immediately and may elect not to rebuild or restore the destroyed or damaged premises by giving Resident written notice. If the destruction or damage was not caused by Resident's fault or negligence, upon termination of this Lease pursuant to this section, Rent shall be prorated and the balance, if any refunded to Resident.

X \_\_\_\_\_  
Initial Here

### 1.28 WAIVER

---

If management excuses a specific violation of a particular section of this lease by resident and thereby waives his right of eviction, such waiver is not deemed to be a waiver regarding any subsequent similar violation, or violation of any other section of this lease.

X \_\_\_\_\_  
Initial Here

### 1.29 DUTY TO PAY RENT AFTER EVICTION

---

If resident is evicted by management, whether or not management obtains a court order to enforce his eviction notice, due to Resident's breach of this Lease, Resident agrees to continue paying the full amount of the Rent for the full remaining term of this lease, or until the Apartment is re-enter, whichever comes sooner.

X \_\_\_\_\_  
Initial Here

### 1.30 SUBORDINATION

---

This lease is subject to all present or future mortgages or trust deed affecting the premises and Resident hereby appoints Management as Attorney-in-Fact to execute and deliver any and all necessary documents to subordinate this Lease to any present or future mortgage or trust deed affecting the premises.

X \_\_\_\_\_  
Initial Here

### 1.31 MANAGEMENT'S EXERCISE OF LEGAL RIGHTS AND REMEDIES

---

Management may exercise any or all of its legal rights and remedies in any combination at its option. The use of one or more of these rights or remedies shall not exclude or waive the use of any other.

X \_\_\_\_\_  
Initial Here

### 1.32 REFERENCE OF TERMS

---

Where appropriate, singular terms, include the plural, and pronouns of one gender include both genders.

X \_\_\_\_\_  
Initial Here

### 1.33 FALSE OR MISLEADING RENTAL APPLICATION

---

The lease is entered into by Management based upon oral and/or written statements made by Resident in his rental application or otherwise. In the event it is determined that Resident's statements or any part of them are not true or complete in any material way, then the lease shall be considered breached and Management shall have the right, in its discretion, to evict Resident immediately and without prior notice.

X \_\_\_\_\_  
Initial Here



1.34 BUILDING RULES AND ATTACHMENTS ARE PART OF LEASE; NO ORAL AGREEMENTS

---

Attachments to this Lease, if any, are hereby made apart of this lease. Management’s building rules are also made a part of this Lease. The Management can make reasonable changes in the building rules at any time by giving written notice to Resident. No oral agreements have been entered into. This Lease with its attachments and any other written agreements made constitute the entire agreement between Management and Resident.

X \_\_\_\_\_  
Initial Here

1.35 NOTICES

---

All Residents agree that notices and demands delivered by the Management to the Apartment constitute proper notice to all Residents. Any notice to an individual may be delivered and shall be sufficient if delivered to the particular apartment. The Resident agrees to notify the Management of any change in legal address with five days of obtaining said address, which notice shall be in writing.

Notices may be given to tenants physically or posted to their online portal or emailed to the email address on record.

X \_\_\_\_\_  
Initial Here

1.36 PROVISION OF LEASE

---

If any provisions of this Lease shall be determined to be unenforceable or illegal, it shall not affect all the other terms, which shall continue to be in full force and effect.

X \_\_\_\_\_  
Initial Here

1.37 SMOKING, ILLEGAL DRUGS

---

The smoking of tobacco, marijuana or any other form of smoking shall not be permitted on the premises. No exceptions will be made unless in writing.

The use, possession, distribution or selling of drugs on the premises is strictly prohibited and will result in immediate eviction.

X \_\_\_\_\_  
Initial Here

1.38 SNOW REMOVAL

---

Residents shall be responsible for properly clearly the concrete surfaces of the property, including the deck on the front and/or rear of the building. Snow must be removed with 24 hours of start of snowfall. If management must do it, it will be charged at \$70 per hour and/or cost of third party contractor.

X \_\_\_\_\_  
Initial Here

### 1.39 LAWN CARE

---

Residents shall be responsible for mowing of the property on at least a weekly basis. If management must do it, it will be charged at \$70 per hour and/or cost of third party contractor.

X \_\_\_\_\_  
Initial Here

### 1.40 CARPETS

---

Carpets must be cleaned by Management approved professional carpet service when vacating the unit.

X \_\_\_\_\_  
Initial Here

### 1.41 SMOKE ALARMS

---

Resident agrees to be responsible for the upkeep, maintenance (including replacing batteries where applicable and as needed) and operation of all smoke alarms within the unit.

X \_\_\_\_\_  
Initial Here

### 1.42 NUISANCE MAINTENANCE AND REPAIRS

---

Tenants are responsible for nuisance maintenance and repairs under \$100.00 without contacting Bismarck Mandan Rentals unless otherwise agreed upon at lease signing. Nuisance Maintenance Repairs are repairs caused by wear and tear from use of items such as, but not limited to: replacing lightbulbs and smoke detector batteries; re-setting garbage disposal; bathroom repairs such as broken toilet seats and mechanics, towel racks, toilet paper holders, and shower curtain; closet door railing issues. If you or a guest has broken an item please fix it versus submitting a maintenance request if the cost of the repair is less than \$100.

X \_\_\_\_\_  
Initial Here

### 1.43 MONIES RECEIVED

---

Management reserves the right to apply monies received in the following order: 1) Security Deposit; 2) Late Fees; 3) NSF Fees; 4) Repair Expenses; 5) Attorney's Fees, and 6) Rent.

*THIS IS A LEGALLY BINDING DOCUMENT AND YOU ARE ENCOURAGED TO SEEK LEGAL COUNSEL IF YOU DO NOT UNDERSTAND ANY OF ITS TERMS.*

X \_\_\_\_\_  
Initial Here

## 1.44 COSIGNERS

**COSIGNERS RESPONSIBILITY FOR ALL DEBTS:** Cosigners are responsible for paying the Rent and any other money due to Management under this Lease or as a result of any breach of this lease and, each and every cosigner is individually responsible for paying the full amount of such debts, not just a proportionate share.

Cosigner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Cosigner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

X \_\_\_\_\_  
Initial Here

## 2. Required Insurance

### 2.1 LESSEE'S INSURANCE AGREEMENT

Lessee is required to maintain and provide the following minimum required insurance coverage:

\$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase. This may be referred to as "force placed insurance".

Lessee may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Lessor, who may purchase such coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the Insured under the LLIP. This is single interest forced placed insurance. Lessee is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Lessor.

LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.

Coverage under the LLP may be more expensive than the cost of Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.

If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.

Licensed insurance agents may receive a commission on the LLIP.

The total cost to the Lessee for the Lessor obtaining LLIP shall be (\$9.50) per month, subject to no proration. This is an amount equal to the actual premium charge to the Lessor including any premium taxes and fees due to state governing bodies. Additionally, an Administration Fee in the amount of three Dollars (\$3.00) to be retained by the Lessor for processing and handling will be charged.

In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.

It shall be the Lessee's duty to notify lessor of any subsequent purchase of Renters Insurance.

As used in this page, "Lease" may be interchangeable with "Lease Agreement"; "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be interchangeable with "Landlord" or "Owner".

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required insurance from an insurance agent of insurance company of Lessee's choice at anytime and coverage under the LLIP will be terminated by the Lessor.

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

X \_\_\_\_\_  
Initial Here

### 3. Sign and Accept

#### 3.1 BMR APARTMENT LEASE 2021.11.23

---

Lessee: <<Tenants (Financially Responsible)>>

Lessor: <<Company Name>>

X \_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date Signed

X \_\_\_\_\_  
Lessor

\_\_\_\_\_  
Date Signed