SBigelow Properties, llc **REAL ESTATE LEASE AGREEMENT**

This Lease Agreement (hereafter referred to as "Lease") is dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2015, by and between Ms. Sandy Bigelow Carter, SBigelowProperties, LLC ("Landlord"), and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Tenant/s"). Subject to the terms and conditions stated below, the parties agree as follows:

**1. PREMISES.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant: a three-bedroom cottage-style house just before cul-de-sac in a quiet neighborhood: two full bathrooms; a large kitchen; fireplace; covered front porch; cozy, private backyard with 2-tier deck; lots of trees and nature; driveway. Close to shopping, parks, and restaurants, but away from the noise, hustle and bustle. Close proximity to 98, US 1 (Capital Blvd), 401, and 540. (the "Premises") located at 924 Havisham Ct, Wake Forest, North Carolina 27587. No other portion of the building (hereinafter, the Building), wherein the Premises is located is included unless expressly provided for in this Lease.

**2. TERM.** The lease term will begin on \_\_\_\_\_\_\_\_\_\_\_, 2015 ("Commencement Date") and will terminate on \_\_\_\_\_\_\_\_\_, 2016, and thereafter shall be month-to-month on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated.

Tenant shall vacate the Premises upon termination of the Lease, unless: (i) Landlord and Tenant have extended this Lease in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate by Tenant giving Landlord written notice of at least 30 days prior to the desired termination date, or by Landlord giving Tenant written notice as provided by law. Month-to-month rent shall be at a rate designated by Landlord or as allowed by law, and an addendum made to this lease. All other terms and conditions of this Lease shall remain in full force and effect. \_\_\_\_\_\_\_\_\_\_ (Tenant’s Initials)

**3. MANAGEMENT.** The Tenant is hereby notified that Ms. Sandy B. Carter is the property manager in charge of the Property. Should the tenant have any issues or concerns the Tenant may contact Ms. Sandy B. Carter via email at sbigelowpropertiesnc@yahoo.com or by mailing a letter to 5509 Neuse Wood Dr., Raleigh, NC 27616. Phone number will be provided upon execution of lease.

**4. RENT/LEASE PAYMENTS.** "Rent" shall mean all monetary obligations of Tenant to Landlord under the terms of this Lease, except the Security Deposit.

(a) Tenant shall pay to Landlord lease payments of $\_\_\_\_\_\_\_, payable in advance on the first day of each calender month, and is delinquent on the next day, for a total lease payment of $12,000.00 per calendar year at the rate of $1000/month. Lease payments shall be made to Landlord at the State Employees Credit Union (SECU). (See #16 Line 4 in Lease Agreement)

(b) Rent shall be paid by the following method(s):

Cash or Cashier's Check deposited into designated account at SECU

In the event Tenant is allowed to pay by personal check, if any payment is returned for non-sufficient funds or because Tenant stops payments, then, after that Landlord will, in writing, require Tenant to pay Cash for all future Rent. \_\_\_\_\_\_\_\_\_\_ (Tenant’s Initials)

**5. SECURITY DEPOSIT.** At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of $1000.00 to be held and disbursed for Tenant damages to the Premises or other defaults under this Lease (if any) as provided by law. The security deposit will be held in Landlord's account at:

State Employees Credit Union, 1116 Jenkins Road, Wake Forest, North Carolina.

**6. POSSESSION.** Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

**7. USE OF PREMISES/ABSENCES.** Tenant shall occupy and use the Premises as a full-time residential dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

No retail, commercial or professional use of the Premises is allowed unless the Tenant receives prior written consent of the Landlord and such use conforms to applicable zoning laws. In such case, Landlord may require Tenant to obtain liability insurance for the benefit of Landlord. Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

Failure to abide by the provisions of this section shall constitute a material breach of this Lease and is a just cause for eviction.

**8. OCCUPANTS.** No more than 6 person(s) may reside on the Premises unless the prior written consent of the Landlord is obtained.

This Lease and occupancy of the premises is binding, individually and severally, on each person(s) specifically named and who signs this Lease, regardless of the named person's occupancy of the Premises.

Authorized Tenants/Occupants: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant may have guests on the Premises for not over 10 consecutive days or 40 days in a calendar year. Persons staying more than 10 consecutive days or more than 40 days in any calendar year shall NOT be considered original tenants of the Premises. Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Premises for more than 10 consecutive days or 40 days in a calendar year.

**9. FURNISHINGS.** The following furnishings or appliances will be provided by Landlord: washer/dryer; refrigerator, stove, microwave, dishwasher; grill on deck; deck furniture and front porch furniture; lawnmower (negotiable) Tenant shall return all such items at the end of the lease term in a condition as good as existed at the beginning of the lease term, normal wear and tear excepted.

**10. DAMAGES.** Any damages to the following items of property located in or on the premises resulting in inoperability will result in automatic forfeiture of deposit and possible replacement charges to the Tenant:

  **Items**

  Washer

  Dryer

  Refrigerator

  Stove

  Dishwasher

  Microwave

  Screen to Deck

**11. PETS.** Additional deposits will be required for pets. Pet deposits are NON-REFUNDABLE, and based on pet size. For pets 30 lbs. or less, the deposit is $200; for pets greater than 30 lbs., the deposit is $250. As required by law, Service Animals are the only exception to this rule, and proof of service will be required. In the event Landlord or Landlord’s Agent(s) needs access to the Premises, all pets must be removed or secured.  \_\_\_\_\_\_\_\_ (Tenant’s Initials) Also see #32 below.

Strays shall not be kept or fed in or about the Premises. Strays can be dangerous and Owner must be notified immediately of any strays in or about the Premises.

**12. KEYS.** Tenant will be given 2 key(s) to the Premises. If all keys are not returned to Landlord following termination of the Lease, Tenant shall be charged $100.00. Tenant is not permitted to change any lock or place additional locking devices on any door or window of the Premises without Landlords approval prior to installation. If allowed, Tenant must provide Landlord with keys to any changed lock immediately upon installation.

**13. LOCKOUT.** If Tenant becomes locked out of the Premises, Tenant will be charged $50.00 to regain entry, if provided by Landlord.

**14. STORAGE.** Storage is permitted as follows: tenant shall be entitled to store items of personal property in storage room attached to house; attic space during the term of this Lease. The right to storage space is included in the Rent charged pursuant to "Rent; Lease Payments." Tenant shall store only personal property Tenant owns, and shall not store property claimed by another or in which another has any right, title or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances. Landlord shall not be liable for loss of, or damage to, any stored items.

**15. PARKING.** This Lease includes and provides for parking in the property driveway for motor vehicles or motorcycles of tenants and guests (as described). No broken down or inoperable vehicles are to be kept on property.

**16. MAINTENANCE.** Landlord shall have the responsibility to maintain the Premises in reasonably good repair at all times and perform all repairs reasonably necessary to satisfy any implied warranty of habitability except that Tenant will be responsible for: Keeping the property and areas surrounding property neat and clean, free of debris, clutter, and garbage; ***keeping the grass cut and lawn maintained (negotiable: if Landlord keeps lawn, rent increase $50/month);*** keeping the sidewalk, steps, and driveway free of ice for own safety; maintaining the fireplace (cleaning out ashes and keeping screen intact and closed) to prevent hazards. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

Except in an emergency, all maintenance and repair requests must be made in writing and delivered to Landlord or its Agent via mail or email. A repair request will be deemed permission for the Landlord or its Agent to enter the Premises to perform such maintenance or repairs in accordance with ACCESS BY LANDLORD TO PREMISES (#32) herein, unless otherwise specifically requested, in writing, by Tenant. Tenant may not place any unreasonable restrictions upon Landlord or Landlord’s Agents access or entry. Landlord shall have expectation that the Premises is in a safe and habitable condition upon entry. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**17. UTILITIES AND SERVICES.** Landlord shall be responsible for the following utilities and services in connection with the Premises:

- water and sewer ***(negotiable)***

Tenant shall be responsible for the following utilities and services in connection with the Premises:

- electricity

- gas heating

- disposal of garbage/trash

- telephone/cable/internet service

Tenant acknowledges responsibility of the above. Only appliances will be included as part of the rental, and will be provided by Landlord. All utilities are to be arranged by Tenant and paid directly to the utility company furnishing the service. \_\_\_\_\_\_\_\_(Tenant’s Initials)

**18. TAXES.** Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are not attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

**19. PROPERTY INSURANCE.** Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. It is HIGHLY recommended that tenants obtain renter’s insurance. It is further understood that Landlord will NOT be responsible for any damage to Tenant’s personal property in the event of disaster, incident, or accident. \_\_\_\_\_\_\_\_ (Tenant's Initials)

**20. OTHER/HOLD HARMLESS.** Signing of these Lease represents agreement by Tenant to hold-harmless Landlord, Landlord’s agents, insurance, or designees, for use of the steps inside and outside of the property, the fireplace, decks, walkways, woods, and shallow creek on the property. Landlord will not be responsible for injuries (or worse) resulting from negligence on the part of the tenant or guests in the use of any of the aforementioned, exception for steps, decks, fireplace not in safe workable condition, for which Landlord must be notified prior to use. \_\_\_\_\_\_\_ (Tenant's Initials) Also see #33 below.

**21. NON-SUFFICIENT FUNDS.** Tenant shall be charged $30.00 as reimbursement of the expenses incurred by Landlord for any check that is returned to Landlord for lack of sufficient funds. In addition, a check returned due to insufficient funds will be subject to any and all Late Payments provisions included in this lease. All charges will be immediately due from Tenant and failure to make immediate payment will constitute a default under the terms of this Lease.

Landlord reserves the right to demand future payments by cash, cashier's check, money order or certified funds on all future payments in the event of a check returned for insufficient funds. Nothing in this paragraph limits other remedies available to the Landlord as a payee of a dishonored check. Landlord and Tenant agree that three returned checks in any twelve month period constitutes frequent return of checks due to insufficient funds and may be considered a just cause for eviction. \_\_\_\_\_\_\_\_(Tenant’s Initials)

**22. LATE PAYMENTS.** For any payment that is not paid within 6 days after its due date, Tenant shall pay a late fee of $50.00. Landlord and Tenant agree that three late payments in any twelve month period constitutes a default of this Lease and may be considered a just cause for eviction. \_\_\_\_\_\_\_(Tenant’s Initials)

**23. DEFAULTS.** Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may elect to cure such default and the cost of such action shall be added to Tenant's financial obligations under this Lease. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law. \_\_\_\_\_\_\_\_(Tenant’s Initials)

**24. TERMINATION UPON SALE OF PREMISES.** Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 30 days' written notice to Tenant that the Premises have been sold. Upon receipt of written notice, Tenant agrees to vacate the Premises by the end of that 30-day period. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**25. EARLY TERMINATION CLAUSE.** Tenant may, upon 30 days' written notice to Landlord, terminate this lease provided that the Tenant pays a termination charge equal to 2 months' rent or the maximum allowable by law, whichever is less. Termination will be effective as of the last day of the calendar month following the end of the 30 day notice period. Termination charge will be in addition to all rent due up to the termination day. \_\_\_\_\_\_\_\_ (Tenant’s Initials) Extenuating circumstances will be considered for a 1 month termination charge.

**26. MILITARY TERMINATION CLAUSE.** In the event, the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the tenant's commanding officer, reflecting the change, which warrants termination under this clause. The Tenant will pay prorated rent for any days (he/she) occupy the dwelling past the first day of the month. Any security deposit will be promptly returned to the tenant, provided there are no damages to the premises, and no additional early termination charges will apply.

**27. DESTRUCTION OR CONDEMNATION OF PREMISES.** If the Premises are partially destroyed by fire or other casualty to an extent that prevents the conducting of Tenant's use of the Premises in a normal manner, and if the damage is reasonably repairable within sixty days after the occurrence of the destruction, and if the cost of repair is less than $20,000.00, Landlord shall repair the Premises and a just proportion of the lease payments shall abate during the period of the repair according to the extent to which the Premises have been rendered untenantable. However, if the damage is not repairable within sixty days, or if the cost of repair is $20,000.00 or more, or if Landlord is prevented from repairing the damage by forces beyond Landlord's control, or if the property is condemned, this Lease shall terminate upon twenty days' written notice of such event or condition by either party and any unearned rent paid in advance by Tenant shall be apportioned and refunded. Tenant shall give Landlord immediate notice of any damage to the Premises. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**28. HABITABILITY.** Tenant has inspected the Premises and fixtures (or has had the Premises inspected on behalf of Tenant), and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Tenant's opinion, the habitability and rental value of the Premises are adversely affected, Tenant shall promptly provide reasonable notice to Landlord. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**29. HOLDOVER.** If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to 110 % of the most recent rate preceding the Holdover Period. Such holdover shall constitute a month-to-month extension of this Lease. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**30. CUMULATIVE RIGHTS.** The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

**31. REMODELING OR STRUCTURAL IMPROVEMENTS.** Tenant is NOT allowed to conduct construction or remodeling. Minor adjustments for special needs (at Tenant's expense) will be considered on a case-by-case basis, and will require prior written consent of the Landlord which shall not be unreasonably withheld. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) any such fixtures, and shall restore the Premises to substantially the same condition that existed at the commencement of this Lease. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**32. ACCESS BY LANDLORD TO PREMISES.** Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. Landlord will provide reasonable notice of its intention to enter the Premises. If Tenant has, after written notice to cease, continued to deny Owner access to the unit, as required by State law, such failure is a substantial breach of this agreement and is a just cause for eviction. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to advertise and display the usual "For Rent or Lease" signs and show the Premises to prospective tenants. \_\_\_\_\_\_\_\_ (Tenant’s Initials) Also see #11 above.

**33. INDEMNITY REGARDING USE OF PREMISES.** To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence. Tenant hereby expressly releases Landlord and/or Agent from any and all liability for loss or damage to Tenants property or effects whether in the Premises, garage, storerooms or any other location in or about the Premises, arising out of any cause whatsoever, including but not limited to rain, plumbing leakage, fire or theft, except in the case that such damage has been adjudged to be the result of the gross negligence of Landlord, Landlords employees, heirs, successors, assignees and/or Agents. \_\_\_\_\_\_ (Tenant's Initials) Also see #20 above.

**34. ACCOMMODATION.** Landlord agrees to and is committed to complying with all applicable laws providing equal housing opportunities. To ensure compliance, Landlord will make reasonable accommodations for the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or a tenant, unless undue hardship would result. It is the applicant or tenants responsibility to make Landlord aware of any required accommodation. In writing, the individual with the disability should specify the nature and effect of the disability and any accommodation he or she needs. If after thoughtful consideration and evaluation, the accommodation is reasonable and will not impose an undue hardship, Landlord will make the accommodation. Owner reserves the right to require appropriate medical verification of the disability.

**35. DANGEROUS MATERIALS.** Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**36. COMPLIANCE WITH REGULATIONS.** Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**37. MECHANICS LIENS.** Neither Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**38. SUBORDINATION OF LEASE.** This Lease is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Premises.

**39. ASSIGNABILITY/SUBLETTING.** Tenant may NOT assign or sublease any interest in the Premises, nor assign, mortgage or pledge this Lease. This is a blanket prohibition, meaning no replacement tenant(s) will be permitted and no additional tenant or occupant will be allowed in the Premises even if a Tenant leaves the Premises. This prohibition applies to each and every term of this Lease in regard to space leased to Tenant. Any waiver of this prohibition must be secured from the Landlord in writing, and the consent of which Landlord may withhold in its sole and absolute discretion. In the event the prohibition is invalidated or lifted, Tenant, Landlord and any subtenant or assignee agrees to be bound by each and every provision contained in this Lease. \_\_\_\_\_\_\_\_ (Tenant’s Initials)

**40. NOTICE.** Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

**LANDLORD:**

 Ms. Sandy B. Carter

5509 Neuse Wood Drive

Raleigh, North Carolina 27616

**TENANT(S):**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

924 Havisham Court

Wake Forest, North Carolina 27587

**41. GOVERNING LAW.** This Lease shall be construed in accordance with the laws of the State of North Carolina.

**42. ENTIRE AGREEMENT/AMENDMENT.** This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**43. SEVERABILITY WAIVER.** If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

**44. TIME OF ESSENCE.** Time is of the essence with respect to the execution of this Lease.

**45. TENANT REPRESENTATION: CREDIT**. Tenant represents and warrants that all statements in Tenant's rental application are accurate. Tenant authorizes Landlord and any broker to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Lease. Landlord may cancel this Lease (i) before occupancy begins, (ii) upon disapproval of the credit report(s), or (iii) at any time, upon discovering that information in Tenant's application is false. \_\_\_\_\_\_\_\_\_ (Tenant’s Initials)

**46. BINDING EFFECT.** The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

**LANDLORD:**

  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ms. Sandy B. Carter, SBigelow Properties, LLC

  **TENANT:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Signature)

**REAL ESTATE LEASE**

**INSPECTION CHECKLIST**

Tenant has inspected the Premises and states that the Premises are in satisfactory condition, free of defects, except as noted below. Initial beside each item below, and write any applicable comments to the right of your initials:

  SATISFACTORY COMMENTS

Bathrooms \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Carpeting \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ceilings \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Closets \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dishwasher \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Disposal \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Doors \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Fireplace \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lights \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Locks \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Refrigerator \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Screens \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Stove \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Walls \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Windows \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Date of Tenant Inspection**

**Tenant:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date Reviewed with Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_**

**Acknowledged by Landlord:**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Ms. Sandy B. Carter, SBigelow Properties, LLC**