

**IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL ACTION**

ALTO ASSET COMPANY 2, LLC,

Plaintiff,

v.

**ROXANNA PAYNE; AND ALL OTHER
UNKNOWN PERSONS IN POSSESSION,**

Defendant.

_____ /

CASE NO.:

DIVISION:

COMPLAINT FOR EVICTION

Plaintiff, ALTO ASSET COMPANY 2, LLC, by and through its undersigned attorneys, hereby sues Defendant, ROXANNA PAYNE, and all other unknown persons in possession, and alleges:

COUNT I- TENANT EVICTION

1. This is an action to evict the Tenant from real property located in Orange County, Florida.
2. Plaintiff owns the following described real property in Orange County, Florida: 1305 Ridgefield Ave, Ocoee, FL 34761.
3. Defendant, ROXANNA PAYNE, has possession of the real property under a written agreement to pay rent of \$2,387.00 per month, payable on the 1st of each month. A copy of the Residential Lease is attached as Exhibit "A."
4. Defendant receives housing assistance and is only responsible for a portion of the rent.
5. Defendant failed to pay the portion of the rent due on March 1, 2024.
6. Plaintiff served Defendant with the required three-day Notice on March 8, 2024.
7. The Notice required Defendant to pay the unpaid rent or deliver possession, but Defendant refused to do either. A copy Notice is attached as Exhibit "B."

WHEREFORE, Plaintiff demands judgment for possession of the property against Defendant.

Plaintiff, by and through the undersigned attorney, prays this Honorable Court grant the above requested relief and such other relief deemed appropriate and just.

Dated this 10th day of April, 2024.

/s/Chaneline Belony
Chaneline Belony, Esq.
Florida Bar No. 124608
MCMICHAEL TAYLOR GRAY, LLC
3275 W. Hillsboro Blvd., Ste. 312
Deerfield Beach, FL 33442
Telephone: (470) 289-4429
Facsimile: (404) 745-8121
E-Service: servicefl@mtglaw.com
Attorneys for Plaintiff



10 KEY THINGS TO KNOW BEFORE SIGNING YOUR LEASE

Signing a lease can be overwhelming with its page after page of legal verbiage. At Main Street Renewal ("MSR"), we've tried to simplify this by providing 10 key things you need to know about the document you are about to sign. With that said, this document does not replace or supersede the actual Lease Contract itself and you should read all Lease Contract documents before signing. Your Lease Contract contains additional terms that are binding and should be read and understood in its entirety.

1. Lease Terms: A Lease Contract that has been signed by the resident and MSR is a legally binding contract. Once your Lease Contract is fully signed by both parties, your lease obligations continue to be binding through the end of the lease term subject to applicable law.

2. Rent: Rent will vary by property and market. All payments must be made through our online Resident Portal. All payments are due on or before the 1st day of each month. Any rent payment not received by the end of the 5th day of each month will be considered late regardless of reason. Late payments will result in a late charge on the 6th in the amount reflected on your lease.

3. Property Condition: The interior and exterior of your home may have cosmetic imperfections that do not impact overall condition of the home and will not be addressed as a maintenance issue. The condition of every MSR home varies in each market in order to offer affordable housing to residents nationwide and the building materials in your home will not be replaced, upgraded, or improved after your move in date with regards to cosmetic requests.

4. Utilities: To ensure the best experience moving into your new home, we require our Residents to establish utilities on or before your move in date. We highly recommend turning them on 3-5 days prior to your move in date, allowing our team to run all appliances, electrical and plumbing in the home to help ensure a great move in experience.

5. Renters Insurance: For your benefit, renters insurance is required for all MSR Residents. We offer you the convenience of opting into an Assurant Insurance policy offered by MSR Insurance Services, LLC, an affiliate of MSR, or you may provide your own policy and furnish proof of insurance prior to move in. If you fail to provide proof of a third-party compliant renter's insurance policy or fail to opt in to the Assurant Insurance policy by your move in date, you will receive a Non-Compliance Notice and have thirty (30) days to provide a compliant policy. If you remain non-compliant thirty (30) days after receipt of the Non-Compliance Notice, you will receive a \$25 Non-Compliance Fee on your resident ledger and be auto-enrolled into a Post Verification Insurance (PVI) policy with Assurant. This PVI policy only satisfies all of MSR renters insurance minimum requirements in your Lease Contract and DOES NOT provide any coverage for your personal property.

6. Pets: We are pet friendly! You will be charged a non-refundable pet fee of \$250 per non-caged pet prior to move in and additional monthly rent in the amount of \$35 per non-caged pet. With respect to caged pets (e.g. guinea pigs, gerbils, hamsters, etc.), resident will be charged a non-refundable pet fee of \$250 per cage prior to move in and additional monthly rent in the amount of \$35 per cage. Aquariums and terrariums do not incur a pet fee at move in or additional monthly rent. Pet fees are subject to applicable law. We allow a maximum of 4 animals per property and they cannot exceed 300 pounds combined. We do have breed restrictions which include the following: Dobermans, Rottweilers, American Staffordshire/Pitbull Terriers, any dog that has a percentage or mix of any of the mentioned breeds, or any canines other than dogs.

7. Subleasing and Short Term Rentals: MSR prohibits the subletting of your home. This includes prohibiting residents from offering all or part of your home for short-term rental through websites such as AirBnB, VRBO, or other such sites or programs. Any advertising or online postings as well as actual rentals of the home to vacation or short-term guests will constitute a breach of your Lease Contract.

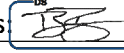
8. Important Guidelines:

1. By signing your Lease Contract, you are committing to live by our company's rules and regulations. Breaking any of these standards may be cause for eviction. Please refer to the Lease Contract for the complete list.
2. Possession of illegal drugs is a breach of your Lease Contract and any indication of drug possession/use on the property may result in eviction.

9. FOR RENEWALS ONLY: ALL RENEWAL OFFERS ARE CONDITIONAL ON YOUR MSR ACCOUNT BEING IN GOOD STANDING PRIOR TO YOUR CURRENT LEASE END DATE. MSR will not countersign your renewal lease until at least thirty (30) days prior to your current lease end date and will only do so if you are in good standing prior to your current lease end date. If you are not in good standing as of your current lease end date, renewal conditions will have not been met and your current lease will continue pursuant to its terms as month to month at an increased rate.





10. Text Messaging: In order to facilitate communication with you, MSR and its agents may send out periodic calls, voice or text messages regarding important information, including but not limited to: rent reminders, confirmation of rent paid, emergency updates such as severe weather updates, work orders, lease renewal reminders and statuses, notifications that actions are required in Resident’s portal, and satisfaction surveys. You agree to receive such calls, voice or text messages at the number below from MSR and its agents; calls/messages may be auto-dialed or pre-recorded; standard message rates apply; consent is not required to obtain goods or services; reply STOP to cancel text messages and receive one confirming text, reply HELP for assistance.

Roxanna Payne Resident’s Name	[REDACTED] Resident’s Mobile Telephone Number	Initials: 
Resident’s Name	Resident’s Mobile Telephone Number	Initials:
Resident’s Name	Resident’s Mobile Telephone Number	Initials:
Resident’s Name	Resident’s Mobile Telephone Number	Initials:
Resident’s Name	Resident’s Mobile Telephone Number	Initials:
Resident’s Name	Resident’s Mobile Telephone Number	Initials:
Resident’s Name	Resident’s Mobile Telephone Number	Initials:
Resident’s Name	Resident’s Mobile Telephone Number	Initials:

Resident:

I have read and understand all of the information stated in this “Main Street Renewal 10 Key Things You Need to Know” document. I understand that the Lease Contract I am about to sign is a binding legal document and that I will not be released from it after signing and will be subject to fees if I do not move in as outlined in the Lease Contract.

Roxanna Payne Resident (Printed)	 Resident Signature	7/5/2023 17:14 CDT Date
Resident (Printed)	Resident Signature	Date
Resident (Printed)	Resident Signature	Date
Resident (Printed)	Resident Signature	Date
Resident (Printed)	Resident Signature	Date
Resident (Printed)	Resident Signature	Date
Resident (Printed)	Resident Signature	Date
Resident (Printed)	Resident Signature	Date
Mr. Spencer Lindahl Property Manager (Printed)	 Property Manager Signature	7/6/2023 06:59 CDT Date

Residential Lease for Single Family Home or Duplex



(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX OR A BLANK SPACE () INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

1. **PARTIES.** This is a lease ("the Lease") between ALTO Asset Company 2, LLC ("Landlord") and Roxanna Payne ("Tenant").

Landlord's E-mail Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Tenant's E-mail: [REDACTED]

Tenant's Telephone Number: [REDACTED]

2. **PROPERTY RENTED.** Landlord leases to Tenant the land and buildings located at 1305 Ridgefield Ave, Ocoee, FL 34761 together with the following furniture and appliances [List all furniture and appliances. If none, write "none."]
(In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"): See Addendum The Premises shall be occupied only by the Tenant and the following persons:
Marietta Johnson, Rico Ford, Isaiah Payne, David Payne

3. **TERM.** This is a lease for a term beginning on 8/1/2023 and ending 7/31/2024 (the "Lease Term").

4. **RENT PAYMENTS, TAXES AND CHARGES.** Tenant shall pay rent in the amount of \$ 28644.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance in installments or in full as provided in the options below:
 in installments. If in installments, rent shall be payable monthly, on the 1st day of each month (if left blank, on the first day of each month) in the amount of \$ 2387 per installment.

weekly on the _____ day of each week (if left blank, on Monday of each week.) in the amount of \$ _____ per installment.
 in full on _____ in the amount of \$ _____.

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$ N/A with each rent installment with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary

If rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$ 2387.

If rent is paid in full, the total payment including taxes shall be in the amount of \$ 28644.00.

All rent payments shall be payable to Main Street Renewal LLC at Resident's Online Portal.

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from 8/1/2023 to 8/31/2023 in the amount of \$ 2387.00 and shall be due on 8/1/2023. (If paid monthly prorate on a 30 day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) cash, personal check, money order, cashier's check, or other msrenewal.com (tenant portal), ACH (specify). If the payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant to pay all future payments by money order, cashier's check, or official bank check or cash or other (specify) _____ and to pay bad check fees in the amount of \$ 40.00 (not to exceed the amount prescribed by Section 68.065, Florida Statutes).

Landlord [Signature] and Tenant [Signature] acknowledge receipt of a copy of this page which is Page 1 of 6
05/17/2021

5. **MONEY DUE PRIOR TO OCCUPANCY.** Tenant shall pay the sum of \$ 2387.00 in accordance with this paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to Tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable Landlord at Landlord's address or to Main Street Renewal LLC at Resident's Online Portal.

First <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ <u>0</u>	Due
Prorated rent plus applicable taxes	\$ <u>2387.00</u>	Due
Advance rent for <input type="checkbox"/> month <input type="checkbox"/> week of _____ plus applicable taxes	\$	Due
Last <input type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$	Due
Security deposit	\$ <u>0</u>	Due
Additional security deposit	\$	Due
Security deposit for homeowner's association	\$	Due
Pet Deposit	\$	Due
Other: Non-refundable Pet Fees	\$ <u>0</u>	Due
Other	\$	Due

6. **LATE FEES.** (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of \$100.00 (If left blank, 4% of the rent payment) for each rent payment made 5 days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. **PETS AND SMOKING.** Unless this box is checked or a pet deposit is paid, Tenant may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this paragraph are permitted on the Premises.

See Addendum Packet

Unless this box is checked, no smoking is permitted in the Premises.

8. **NOTICES.** Main Street Renewal LLC is Landlord's Agent. All notices must be sent to Landlord's Agent Main Street Renewal LLC c/o Corporation Service Company, at 1201 Hays Street, Tallahassee, FL 32301 unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. **UTILITIES.** Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for None, that Landlord agrees to provide at Landlord's expense. (If blank, then "NONE").


Landlord (MSL) and Tenant ([Signature]) () () () () () () () () acknowledge receipt of a copy of this page which is Page 2 of 6

Agent's Acknowledgment (initial)

MSL (e) 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.

Certification of Accuracy

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

<u>DocuSigned by:</u> 	<u>7/5/2023 17:14 CDT</u>	_____	_____
Lessee's signature	Date	Lessee's signature	Date
_____	_____	_____	_____
Lessee's signature	Date	Lessee's signature	Date
_____	_____	_____	_____
Lessee's signature	Date	Lessee's signature	Date
_____	_____	_____	_____
Lessee's signature	Date	Lessee's signature	Date
<u>DocuSigned by:</u> <u>Mr. Spencer Lindahl</u>	<u>7/6/2023 06:59 CDT</u>	_____	_____
Agent's signature...	Date	_____	_____

14. SERVICE MEMBER. If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.682, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

15. LANDLORD'S ACCESS TO THE PREMISES. Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
- B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
- C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
 1. with Tenant's consent;
 2. in case of emergency;
 3. when Tenant unreasonably withholds consent; or
 4. if Tenant is absent from the Premises for a period of at least one-half a rental installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

16. HOMEOWNER'S ASSOCIATION. IF TENANT MUST BE APPROVED BY A HOMEOWNER'S ASSOCIATION ("ASSOCIATION"), LANDLORD AND TENANT AGREE THAT THE LEASE IS CONTINGENT UPON RECEIVING APPROVAL FROM THE ASSOCIATION. ANY APPLICATION FEE REQUIRED BY AN ASSOCIATION SHALL BE PAID BY LANDLORD TENANT. IF SUCH APPROVAL IS NOT OBTAINED PRIOR TO COMMENCEMENT OF LEASE TERM, EITHER PARTY MAY TERMINATE THE LEASE BY WRITTEN NOTICE TO THE OTHER GIVEN AT ANY TIME PRIOR TO APPROVAL BY THE ASSOCIATION, AND IF THE LEASE IS TERMINATED, TENANT SHALL RECEIVE RETURN OF DEPOSITS SPECIFIED IN ARTICLE 5, IF MADE. If the Lease is not terminated, rent shall abate until the approval is obtained from the association. Tenant agrees to use due diligence in applying for association approval and to comply with the requirements for obtaining approval. Landlord Tenant shall pay the security deposit required by the association, if applicable.

Landlord (MSL) and Tenant (SLH) () () () () () () () () () () acknowledge receipt of a copy of this page which is Page 4 of 6

17. USE OF THE PREMISES. Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowner’s associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises without first obtaining the Landlord’s written consent to the alteration or improvement. However, unless this box is checked, Tenant may hang pictures and install window treatments in the Premises without Landlord’s consent, provided Tenant removes all such items before the end of the Lease Term and repairs all damage resulting from the removal. Any improvements or alterations to the Premises made by the Tenant shall become Landlord’s property. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

18. RISK OF LOSS/INSURANCE.

- A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.
- B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

19. PROHIBITED ACTS BY LANDLORD. Landlord is prohibited from taking certain actions as described in Section 83.67, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

20. CASUALTY DAMAGE. If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant’s consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant will immediately vacate the Premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant’s liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

21. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on defaults and remedies.

22. SUBORDINATION. The Lease is automatically subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

23. LIENS. THE INTEREST OF THE LANDLORD SHALL NOT BE SUBJECT TO LIENS FOR IMPROVEMENTS MADE BY THE TENANT AS PROVIDED IN SECTION 713.10, FLORIDA STATUTES. Tenant shall notify all parties performing work on the Premises at Tenant’s request that the Lease does not allow any liens to attach to Landlord’s interest.

24. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

25. TENANT'S TELEPHONE NUMBER. Tenant shall, within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

26. ATTORNEYS' FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorney’s fees, from the non-prevailing party.

27. MISCELLANEOUS

- A. Time is of the essence of the performance of each party’s obligations under the lease.
- B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.
- C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.
- D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord
- E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida

Landlord ^{DR} (MSL) and Tenant ^{DR} (JSE) () () () () () () () () acknowledge receipt of a copy of this page which is Page 5 of 6



PROPERTY POLICIES

These Property Policies are attached to and made part of the Lease Agreement dated 7/5/2023 (the "Lease") between Main Street Renewal, LLC, as property manager (the "Property Manager") on behalf of ALTO Asset Company 2, LLC ("the Landlord"), and Roxanna Payne (the "Resident(s)") with respect to the property located at 1305 Ridgefield Ave, Ocoee, FL 34761 (the "Property"). The terms "Tenant" and "Resident" contained in the Lease and in these Property Policies are used interchangeably and include all leaseholders.

Now, therefore, in consideration of the mutual promises set forth in these Property Policies and the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, subject to the terms and conditions herein, the Property Manager, on behalf of the Landlord, and Resident agree that the Resident must abide by the following rules.

1. **Fair Housing Statement:** Property Manager is committed to operating in accordance with the Fair Housing Act. Property Manager believes that all Residents, Potential Residents and applicants should be protected from discrimination in housing on the basis of race, color, ancestry, sex, religion, creed, national origin, marital status, familial status, status with regard to public assistance, disability and affectional preference.
2. **Renters Insurance:** Property Manager requires that all Residents must be a named insured on a renters insurance policy and maintain an active and compliant renters insurance policy throughout their residency that: (i) includes a minimum of \$100,000 of personal liability insurance and (ii) lists "Main Street Renewal, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746" as an Interested Party. Additionally, each Resident must provide a copy of the applicable Declaration Page or Certificate of Insurance by uploading the document onto their Resident Portal by the Resident's move-in date (collectively, the "Minimum MSR RI Requirements").
 - a. MSR Insurance Services, LLC ("MSRIS"), an affiliate of the Property Manager, is a licensed insurance agent in your area. MSRIS has partnered with Assurant Insurance Services to provide all Residents the opportunity to select a policy that meets Minimum MSR RI Requirements ("Assurant Coverage"). This policy includes \$100,000 in personal liability coverage and \$20,000 in personal property coverage. Residents are provided an option to purchase the Assurant Coverage Policy from MSRIS as part of the application process. For additional details please refer to the Resident Renters Insurance Selection form and the Renters Insurance Addendum to Lease Agreement.
 - b. Any Resident who does not make a selection to opt in/out, fails to pay their Assurant Coverage premium and/or provide proof of a compliant third party policy by their move-in date is non-compliant and does not meet the Minimum MSR RI Requirements. Any Resident that is found to be non-compliant is subject to a non-refundable non-compliance fee of \$25 and is subject to auto-enrollment into a Post Verification Insurance Policy ("PVI Policy") with an insurance carrier within the Assurant group that meets the Minimum MSR RI Requirements. This PVI Policy is different from the Opt-In Policy and may not adequately address your insurance needs. It does not provide any coverage for your personal property.
 - c. None of the Landlord and/or Property Manager's insurance protects the Resident, occupants or Resident's guests against loss of damage to personal property or personal belongings and does not cover Resident's liability during such time as the Resident is in process of obtaining coverage or during a non-compliance period. Please review the Resident Renters Insurance Selection form and the Renters Insurance Addendum to Lease Agreement for additional details regarding Property Manager's insurance requirements and options.
3. **Vehicles:**
 - a. Inoperable and unsightly cars (such as cars with flats, broken windows, etc.), any recreational vehicles, boats, vehicles without a current displayed registration and commercial purpose vehicles will not be permitted in or around the Property and could be towed at owner's expense.

Agent Initials MSL

Resident Initials [Signature]



MAINSTREET
RENEWAL.

- b. Do not repair your car on the Property. Resident may wash their car on the Property only if the Property provides an area designated for such.
- c. Resident may not park or permit any person to park any vehicles on the yard.
- d. No more than four (4) vehicles or the number allowed by the HOA or local ordinance, whichever is fewer, will be allowed to be parked on the Property.

4. CONTACT PERSON IN EVENT OF EMERGENCY OF RESIDENT

Emergency Contact (Name, Relationship and Phone Number):

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5. Resident Move-In Inspection (for initial lease term only):

- a. Resident has 14 days to inspect the Property, complete the Move-In Inspection Form and return it to the Property Manager by uploading the document to the Resident Portal.
- b. If the checklist is not returned to the Leasing Agent within the above timeframe, Resident is accepting the home in "as-is condition" and Resident will be liable for all damages identified at time of Move Out.

6. Move In Funds and Prorated Rent:

- a. If the lease start date is not the 1st day of the month, prorated rent must be charged.
- b. If the Move- In date is in the last 7 days of the month, next full month's rent shall be collected prior to Move-In.
- c. The Security Deposit and Prorated Rent must be provided to Property Manager, in full, prior to the Start Date of the Lease.
- d. The Security Deposit, Rent and all other fees due prior to the Move-In date must be cleared from the Resident's bank account and the Property Manager's bank account, at least 3 full business days prior to Move-In.

7. Start Time: Access to the Property will be available beginning at 9:00am on the Move-In Date.

8. Late Fee: The **\$100** fee will not be assessed unless rent remains unpaid after the 5th of the month.

9. NSF Fee & Returned Payment Restrictions: In addition to a **\$40** NSF handling fee, the late fee will be collected on any returned payment if the rent remains unpaid after the 5th of the month.

10. Fees:

- a. This is a non-smoking property. Each smoking violation will result in a **\$150 fee**.
- b. If an unauthorized pet is found at the Property, a **\$100 fee ("Unauthorized Pet Fee")** per pet will be assessed on the Resident's ledger. If the unauthorized pet(s) otherwise meets the Property Managers pet requirements as set forth herein, then the Unauthorized Pet Fee will be assessed monthly as a recurring fee until such time as the Resident cures the violation. In order to cure the violation, the Resident must complete and execute the Pet Addendum, pay the \$250 Non-Refundable Pet Fee per pet (in addition to the Unauthorized Pet Fee), and agree to the monthly Pet Rent of \$35 per pet for the remainder of the Lease or Resident must immediately remove the unauthorized pet from the Property.
- c. If an unauthorized pet does not meet the Property Manager's pet requirements as listed herein, the Unauthorized Pet Fee will be assessed and the Resident must immediately remove the unauthorized pet from the Property. If the unauthorized pet is not removed from the Property immediately, Property Manager may take the necessary steps towards eviction of the Resident.
- d. Resident should not change any locks on the Property. Resident shall request the Property Manager to re-key locks, if needed. This service is completed with a **\$100 fee**. If the locks need to be physically replaced the Landlord will provide a quote.
- e. If Resident does not keep a scheduled appointment, a **fee of \$100** will be charged.
- f. If Resident does not keep a scheduled Housing Authority inspection, a **fee of \$100** will be charged.
- g. Trip charges of **\$100 per each trip** will be assessed if Resident-caused damage results in multiple Housing Authority or City inspections.
- h. Resident will be provided one garage door remote at move in and it is to be returned at lease termination or Resident will be charged **\$50 per remote**.
- i. If Resident is issued a violation by a third party entity, such as an HOA, code enforcement agency, etc., a **\$25 Non-Refundable Violation Admin Fee** will be assessed for each issued violation along with any third party fines/fees/legal costs. In addition, the Property Manager may abate any uncured and/or repeated violations at Resident expense, if applicable, and/or Property Manager may take the necessary steps toward eviction of the Resident.

Agent Initials

^{DS}
MSL

Resident Initials

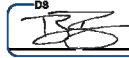
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- j. If Resident is issued a violation by Property Manager for a lease violation not otherwise contemplated in this Fee Section, a \$25 Non-Refundable Violation Admin Fee will be assessed for each issued violation accompanied by a Notice of Lease Violation that documents how the Lease has been violated, required corrective action to revert to Lease compliance, and the related cure period (as defined by state code).

Fees Acknowledged:



11. Payment Types:

- a. Security Deposit must be paid on the Resident Portal by Credit/Debit Card or directly using your bank account information (routing number and account number).
 - i. For each Credit/Debit Card transaction, Resident will incur a processing fee per the schedule below:
 - Credit Card convenience fees:
 - MasterCard, Discover Card, Visa, AMEX 3.5%
 - Signature Debit Card fees:
 - Service fee- \$4.95
- b. Rent must be paid on the Resident Portal by Credit/Debit Card, or directly using your bank account information (routing number and account number).
 - i. For each Credit/Debit Card transaction, Resident will incur a processing fee per the schedule below:
 - Credit Card convenience fees:
 - MasterCard, Discover Card, Visa, AMEX 3.5%
 - Signature Debit Card fees:
 - Service fee- \$4.95
- c. Property Manager reserves the right to change payment processing companies at any time, which may result in a different convenience fee being charged to Resident, as allowed by state law. Resident hereby agrees to such changes if applicable. Property Manager will provide Resident notice prior to such change if the fees should be greater than the amount listed above.
- d. Property Manager does not accept cash payments.
- e. If Resident is put into eviction status, the Resident may not make any payments through the Resident Portal. All payments must be made via Phone with a Collections Specialist by calling Property Manager's Collections department. The Collections department contact information can be found on the Resident Portal.

12. Application of Funds: Resident acknowledges that all funds received by Landlord will be first applied to the oldest outstanding balance owed by Resident to Landlord.

13. Notice: Either party wishing to terminate this Lease at the expiration of the initial term must provide advance notice of the intent to terminate at least 60 days prior to the expiration of the initial term. All notices provided to Landlord or to Property Manager per the Lease, including this Item #13 and Item #14 must be sent to the Property Manager through the Resident Portal. Notice is considered received by the Property Manager when the correspondence or document is uploaded to the Resident Portal.

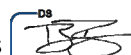
14. End of Term Rent Increase: At the end of the initial Lease term, if no notice has been given as outlined in Item #13, the Resident's tenancy will continue month to month and the monthly rental rate will increase to Market Rate plus an amount up to 25%, which may be assessed as a short-term rental fee. "Market Rate" is the rent amount that the Property Manager (in its sole discretion) determines that it can reasonably expect to receive in the market for a new tenancy at the end of the current lease term (annual or monthly). For avoidance of doubt, the Market Rate is not the current rent amount paid by Resident. With the exception of rental rate and termination notice requirements, a month-to-month tenancy will be subject to all material terms of the Lease, and may be terminated by either party with no less than 30 days' written notice.

15. Hold Over Tenancy: If, after receiving a notice to vacate from the Property Manager, Resident fails to vacate the Property at the time Resident's tenancy ends, Resident will pay Landlord rent for the holdover period and indemnify Landlord and prospective Residents for damages, including but not limited to lost rent, lodging expenses, costs of eviction and attorneys' fees. Rent for any holdover period will be up to two times the monthly rate, calculated on a daily basis, or as otherwise provided by state law, and will be immediately due and payable daily without notice or demand.

Agent Initials



Resident Initials





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- 16. Early Termination of Lease Contract:** Property Manager does not allow for the early termination of the Lease Contract unless mandated by state or federal law. If Resident vacates the Property prior to the end of the term, the Resident remains responsible for the rental amount on the Property subject to the Lease Contract and applicable state law.
- 17. Joint and Several Liability.** In the event more than one Resident has executed the Lease, each Resident is jointly and severally liable for each provision of this Agreement. In addition, each Resident shall be jointly and severally liable for any statutory damages, including holdover rent, assessed pursuant to state law, and any increase in rent or fees due to continuing tenancy on a month-to-month term, even if one Resident vacates the Property appropriately. No Resident shall be released from liability under the Lease until all Residents, Occupants, and Resident's guests vacate the Property or a new lease is signed.
- 18. Inclement Weather:** During inclement weather, it is the Resident's responsibility to ensure that all windows are closed and locked to prevent interior damage.
- 19. Fire Safety:**
- If you have any questions about the use of the fireplace, ask the Property Manager for instructions prior to use.
 - Do not store ashes in trash cans.
 - Do not build a wood fire in a fireplace that has connections for gas logs.
 - Do not use kerosene heaters.
 - Do not use grills within 10 feet (horizontally or vertically) of anything that will burn, including the property. No grills should be placed on elevated decks, balconies or patios. Charcoal grill usage is prohibited.
 - Property Manager suggests that Resident purchases a fire extinguisher for Property.
 - It is the responsibility of the Property Manager to ensure the proper operation of the Carbon Monoxide and Smoke Detectors upon the occupancy of each new Resident. Tenant shall not disconnect or intentionally damage any smoke or carbon monoxide detector, or otherwise violate any local ordinance requiring a smoke or carbon monoxide detector in the Property.
 - It is the responsibility of the Resident to test the Detectors monthly and to maintain them. Dust the unit(s) and change batteries, when necessary. It is also the responsibility of the Resident to notify the Property Manager, if the unit(s) is not working properly.
 - Do not overuse extension cords, outlet expanders or power strips within the interior or exterior of the Property.
 - It is the responsibility of the Resident to abide by all city, state and local codes, including applicable HOA rules, regarding fire safety.
- 20. Property Use:**
- Resident agrees that the Property shall be used and occupied for residential purposes only, in compliance with all zoning and any other applicable laws, and shall not be used for any other purposes.
 - If Property is used for any non-conforming purpose it may result in eviction and removal from Property.
 - The only persons Resident may permit to reside on the Property during the term of this lease are as follows below:
Occupants: Marietta Johnson, Rico Ford, Isaiah Payne, David Payne
 - Resident may not permit any guest to stay on the Property longer than the amount of time permitted by any homeowner's association rule or restrictive covenant or thirty (30) days without Property Manager's written permission, whichever is fewer.
 - Resident shall be held responsible for all of his/her/their actions, as well as the actions of his/her/their guests and occupants, while Resident(s) of said Property.
 - Resident may not assign this agreement nor sublet the whole or any portion of the Property.
 - No additional Resident/occupant will be allowed in the unit regardless of the relationship, unless occupant information is provided at the time of Lease execution and not restricted by Code, City or HOA regulations.
 - Resident agrees to follow Code, City or HOA regulations pertaining to the number of property occupants or no more than two (2) persons per bedroom, plus one additional person shall occupy the Property, whichever is fewer.
- 21. Homeowner Association (HOA) if applicable:** Resident agrees to abide by any applicable HOA or municipality regulations as they now exist or may be amended. It is the Resident's responsibility to dispute any HOA or municipality violations and associated fines directly with the issuing party. Resident is responsible for all fees and costs charged by the HOA for amenity passes or to obtain access to any available amenities.

Agent Initials

FL Property Policies Page 4 of 8

Resident Initials

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- 22. Zero Tolerance for Criminal Activity:** Property Manager has zero tolerance for criminal activity in or around the Property.
- This policy applies to the Resident, occupants, guests and/or family members. The Property Manager will immediately report any evidence of criminal activity to the proper authorities, and the Resident's engagement in any criminal activity is a default of the Lease.
 - It is the Resident's responsibility to call the Police/Emergency Services and report suspicious activity observed and then notify the Property Manager.
 - Resident is aware that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property, but is also a default of the Lease.
 - In the event of any criminal activity in which the Resident is directly or indirectly involved, the Property Manager will take the legal measures necessary to evict the Resident(s) from the Property. This includes but is not limited to illegal drug activity and gang involvement. This also includes any Resident that is considered the perpetrator in a domestic disturbance that may occur on or off the Property. Once the Resident has been evicted or has otherwise vacated the Property, the Resident will not be eligible to rent any Main Street Renewal property.
 - Resident understands that the violation of this is a default of the Lease and will result in the Property Manager taking the necessary steps towards the eviction of the Resident. The Resident may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorneys' fees and other charges in accordance with all applicable local laws and regulations.
 - It is understood and agreed that a single violation will be cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.
- 23. Animals:** Below you will find the Property Manager's regulations on pets. However, the number of pets, type, weight, etc., must all meet Code, City and HOA regulations, if more restrictive.
- Standard Pet Policy: A Pet Addendum must be completed and Property Manager will allow a household to have a maximum of four (4) pets per household including any aquarium and each small cage animal. The maximum combined weight must not exceed 300 lbs. (excluding any cages or aquariums). Resident will be charged a non-refundable pet fee of \$250 per non-caged pet prior to move in and additional monthly rent in the amount of \$35 per non-caged pet. With respect to caged pets (e.g. guinea pigs, gerbils, hamsters, etc.), resident will be charged a non-refundable pet fee of \$250 per cage prior to move in and additional monthly rent in the amount of \$35 per cage. Aquariums and terrariums do not incur a pet fee at move in or additional monthly rent. Pet fees are subject to applicable law.
 - Property Manager does not allow wild or exotic pets.
 - MSR will defer to pet limitations by the HOA or local ordinance if more restrictive.
 - Service Animals:
 - Pet fees and pet rent are never charged for Service Animals.
 - Breed, size and weight limitations do not apply to Service Animals.
- 24. Septic Tank:** If the Property utilizes a septic tank, Resident agrees to pay a required **\$15 per month** septic tank fee to Property Manager for maintenance of the septic tank.
- 25. Pool/Hot Tub Regulations (if applicable):**
- Resident will use the swimming pool and/or hot tub at Resident's own risk. Landlord and Property Manager will not be responsible for any injuries sustained by the Resident, and/or Resident's occupants or guests. Children should not be in the pool without a supervising adult, subject to the minimum age requirements of applicable law.
 - Resident is responsible for keeping the pool/hot tub clean of debris; including vacuuming or brushing the walls of the pool/hot tub between services and keeping the pool/hot tub and its surrounding area clean, neat and organized. Resident must operate the pool/hot tub according to the manufacturer's instructions.
 - Resident is responsible for keeping all property gates locked and the swimming pool/hot tub area secured at all times. Resident shall not change the gate code to the pool that was provided upon move-in.
 - Resident must operate the pool/hot tub according to the manufacturer's instructions.


Agent Initials 

FL Property Policies Page 5 of 8

Resident Initials 

05.02.2023

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RENEWAL.**

- e. Resident agrees to pay a required \$150 per month pool maintenance fee to Property Manager who will provide the general maintenance of the pool/hot tub, including regularly scheduled maintenance and chemical checks as needed.
- i. Resident understands and agrees to allow the Property Manager and pool vendor representing the Property Manager, access at regular times to maintain the pool equipment.
 - ii. Resident agrees to refrain from attempting to make any repairs or adjustments to the pool equipment or to any of the electrical wiring for the pool equipment.
 - iii. Resident understands that this service may not be enough to keep the pool in perfect condition all week and that it is the Resident's responsibility to maintain the pool between scheduled services. The pool maintenance fee shall be included on Resident's monthly ledger and will be due payable by Resident at the same time and format as Resident's next monthly rent payment.
- Acknowledged:** 
- f. Resident must immediately notify Property Manager of any repair that the pool/hot tub may require. This includes immediate notification due to pool guards, gate latches or fence repairs.
- g. Resident understands that all repairs will be completed upon recommendation of the Pool Tech upon agreement with Property Manager.
- h. Resident is responsible for the full cost that may be due for repair and/or replacement of the pool/hot tub that is required as a result of negligence by the Resident, Resident's occupants or guests.
- i. No animals or pets of any kind are permitted in the pool/hot tub at any time. Additional repairs or services that are needed to the pool and/or filters as a result of a violation of this section, including due to animal or pet hair, will be billed back to the resident without prior warning.
- j. No glass containers or electrical appliances should be used in or near the pool; no diving, running or horseplay. Resident is responsible for enforcing all rules with their occupants and guests.
- k. Pool/hot tub is strictly an amenity, and the use of this amenity is not guaranteed under the terms of the lease. Any interruption or non-availability of the use of the pool/hot tub will not violate any terms of the lease.
- l. No above ground pools are permitted.
- i. If an above ground pool is added by Resident after this lease term begins, Resident will be assessed a \$25 Non-Refundable Violation Admin Fee in accordance with Section 10(i) and receive a violation notice. If Resident does not remove their above ground pool 10 days after receiving the violation notice, Property Manager will remove it and Resident will be charged for any costs associated with the removal of the item.
 - ii. If an above ground pool not owned by Resident is currently present at the Property, it will be removed at the Property Manager's discretion.
 - iii. If Resident is owner of the above ground pool and it is present on the Property at the start of this lease term with Property Manager, Resident must remove the above ground pool by the tenth day of this lease term. If Resident does not remove their above ground pool by the tenth day of this lease term, Property Manager will remove it and Resident will be charged for any costs associated with the removal of the item.
- 26. Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.
- 27. Marijuana:** The Federal Controlled Substances Act categorizes marijuana as a Schedule 1 substance, and further provides that the manufacture, distribution, or possession of marijuana is a federal criminal offense. Furthermore, the United States Department of Housing and Urban Development has stated that the use of marijuana for medical purposes violates federal law and the federal and state nondiscrimination laws do not require landlords to accommodate requests by current or prospective residents with disabilities to use medical marijuana. Therefore, regardless of applicable state law or anything to the contrary in this Lease, possession, use, and/or cultivation or manufacture of marijuana or any other drug made illegal by any applicable law on the Property shall constitute a default under this Lease. Any smoking violations will result in the fee set forth in Section 10(a) above.

Agent Initials 

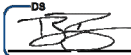
FL Property Policies Page 6 of 8

Resident Initials 

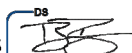
05.02.2023



- 28. Falsification of Documents:** If it is discovered that any information or documentation provided during the application process was incomplete or inaccurate at the time provided, Resident(s) will be in default of the Lease and Property Manager can immediately terminate the Lease and initiate legal proceedings in accordance with local and state regulations, as necessary.
- 29. Failure to Deliver Possession:** In the event Landlord cannot deliver possession of the Property to Tenant upon the commencement of the term of this Agreement, Tenant may elect, as its sole remedy, to (a) terminate this Lease by delivering Notice to Landlord prior to delivery of possession as aforesaid; or (b) receive an abatement of Rent until possession is so delivered to Tenant. In no event shall Landlord be liable for damages as a result of Landlord's inability to timely deliver possession of the Property.
- 30. Habitability/Casualty Termination:** If the Property is destroyed or becomes uninhabitable or unfit for occupancy, and Landlord believes it cannot complete necessary repairs to restore the Property in a reasonable time, Landlord may, at Landlord's option, terminate this Lease by giving notice to Resident not later than sixty (60) days following the Landlord's discovery of the condition rendering the Property uninhabitable. If Landlord elects to terminate the Lease, the Lease shall terminate fourteen (14) days after notice is given, and Resident shall vacate the premises and surrender same to Landlord. So long as Resident is not in default at the time of termination, Resident's liability for rent shall cease as of the day following the date of damage to the Premises or, if unknown, the date of discovery of the damage necessitating termination. Resident's security deposit shall be refunded in accordance with state law.
- 31. Temporary Relocation:** In the event of a maintenance issue affecting Property habitability or the Resident's health or safety, MS Renewal is not required, but may elect to offer complementary temporary relocation to Resident. Residents receiving complementary temporary relocation must continue to pay rent during the period of relocation, and are responsible for their own incidentals and non-lodging expenses. Temporary relocation will be immediately discontinued if the Resident ceases paying rent. MS Renewal reserves the right to terminate temporary relocation at any time for any reason. If temporary relocation is discontinued before the Property condition is restored, and the Lease is not terminated, Resident agrees that rent will be abated until the Resident has been given clearance to reoccupy the Property.
- 32.** I hereby agree that I have read and agree to Main Street Renewal's Terms & Conditions located at <https://www.msrenewal.com/terms-of-use> and Privacy Policy located at <https://www.msrenewal.com/privacy-policy>.

Acknowledged:  _____

Agent Initials 
FL Property Policies Page 7 of 8

Resident Initials  _____
05.02.2023



MILITARY CLAUSE ADDENDUM

Landlord: ALTO Asset Company 2, LLC
Property Manager: Main Street Renewal
Residents(s): Roxanna Payne, _____, _____, _____
Leased Premises: 1305 Ridgefield Ave, Ocoee, FL 34761

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Property Manager on behalf of the Landlord and the Resident(s) with respect to the Leased Premises.

1. Under the Service Members Civil Relief Act ("SCRA"), a Resident(s) may terminate his/her obligations under the Lease upon occurrence of any of the following:
 - A. The Resident(s) enters active duty military service during the term of the Lease;
 - B. The Resident(s) receives military orders for a permanent change of station; or
 - C. The Resident(s) receives military orders to deploy for a minimum period of 90 days.
2. To terminate the Lease, at any time after the call to active duty or receipt of orders, the Resident(s) must deliver to the Property Manager (i) written notice of intent to terminate the Lease and (ii) a copy of the orders giving rise to the right to terminate the Lease or any verification or certification from the Resident's commanding officer of the existence of such orders.
 - A. For an annual or multi-year Lease, termination shall become effective on the last day of the month following the month that the Landlord receives the written notice from the Resident(s) (or earlier if such earlier date is required under applicable state law).
 - B. For a month-to-month Lease, termination shall become effective 30 days after the first date on which the next rental payment is due (or earlier if such earlier date is required under applicable state law).
3. The Resident(s) is responsible to pay rent only for the months before the Lease is terminated. If rent was paid in advance, the Landlord is responsible to prorate and refund the unearned portion to the Resident(s) within the earlier of (i) the amount of time required by applicable state law or (ii) 30 days of the effective date of the termination.
4. The provisions of this LEASE ADDENDUM shall have precedence over any conflicting provisions in the Lease.

Roxanna Payne
Resident (Printed)

DocuSigned by:

Resident Signature

7/5/2023 | 17:14 CDT
Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Mr. Spencer Lindahl
Agent Name (Printed)

DocuSigned by:

Agent Signature

7/6/2023 | 06:59 CDT
Date



RENTERS INSURANCE RESIDENT SELECTION

Main Street Renewal (“MSR”) requires that all Residents must be a named insured on a renters insurance policy and maintain, at the Resident’s sole expense, an active and compliant insurance policy throughout their residency that: (i) includes a minimum of \$100,000 of personal liability insurance and (ii) lists “Main Street Renewal, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746” as an Interested Party. Additionally each Resident must provide a copy of the applicable Declaration Page or Certificate of Insurance to MSR (collectively, the “Minimum MSR RI Requirements”). Residents reserve the right to select their own insurance provider.

MSR Insurance Services, LLC, an affiliate of Main Street Renewal, is a licensed insurance agent in your area. MSR Insurance Services is able to offer you the following coverage through certain insurance carriers with the Assurant Group (“Assurant Coverage”):

The Assurant Coverage policy includes \$100,000 in personal liability coverage, \$20,000 in personal property coverage, lists ‘Main Street Renewal, LLC’ as an Interested Party on the policy and auto-renews until the end of the residency unless the Resident submits an updated Resident Renters Insurance Selection form during the term of the lease or any subsequent renewal period.

If Opting In to Assurant Coverage:

Opt-In to Assurant Coverage

I elect to enroll into a renters insurance policy with Assurant Insurance Services. This policy includes \$100,000 in personal liability coverage, \$20,000 in personal property coverage, lists ‘Main Street Renewal LLC’ as an Interested Party on the policy, names all Residents on the policy, and auto-renews until the end of my residency. I understand my monthly premium charge will be added to my account ledger on the first of every month. The rate of the monthly premium is as follows:

Property State	Monthly Premium
Georgia	\$17.17
All other states	\$16.67

If this option is selected, all Residents must sign this form; however, the policy will only reflect the names of the first four Residents. My policy will be mailed to me approximately 2-3 weeks after my move-in date.

I understand that if my premium is not paid by its due date each month, my policy is subject to be canceled and I may be ineligible to Opt-In with Assurant during the remaining term of my lease. Failure to maintain an active policy that meets the Minimum MSR RI Requirements is subject to a non-refundable, \$25 Non-Compliance fee, which will be added to my ledger. I will remain non-compliant unless I complete a new Resident Renters Insurance Selection form and opt-out and obtain the required coverage from a third party provider of my choice and provide a copy of my declaration page as proof of coverage by uploading a copy to my Resident Portal. If I remain non-compliant for thirty (30) days, I will be auto-enrolled into Post Verification Insurance (“PVI Policy”) with Assurant Insurance Services.



If Opting Out of Assurant Coverage and Obtaining Third Party Coverage:

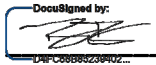
Opt-Out & Obtain 3rd Party Coverage

I elect to obtain a renters insurance policy for every Resident for the leased address from a third party provider. I agree this policy must remain compliant by: (i) including a minimum of \$100,000 of personal liability insurance and (ii) lists "Main Street Renewal, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746" as an Interested Party. I agree to provide a compliant Declaration Page or Certificate of Insurance, which meets Minimum MSR RI requirements, as proof of coverage by my move-in date uploaded to my Resident Portal.

I agree to keep the insurance policy in good standing throughout the term of the lease and any subsequent renewal periods. Failure to provide proof of coverage upon move in and/or failure to maintain an active policy that meets the Minimum MSR RI Requirements is subject to a non-refundable, \$25 Non-Compliance fee that will be added to my ledger after move in. Additionally, I will be automatically enrolled into a Post verification Insurance ("PVI") policy with Assurant Insurance Services if I remain non-compliant for thirty (30) days. This PVI policy will include \$100,000 in personal liability coverage, list 'Main Street Renewal, LLC' as the Interested party on the policy, name all Residents, and auto-renew until the end of my residency or when I provide a third party renters insurance declaration page meeting Minimum MSR RI Requirements or Opt-In to Assurant, if eligible.

Any PVI Policy, that Main Street Renewal places upon my behalf, is to satisfy the Minimum MSR RI Requirements and may not adequately address overall insurance needs. The insurance placed upon my behalf DOES NOT provide any coverage for my personal property. If I would like personal property coverage and/or more liability coverage, I may purchase insurance directly through Assurant or another carrier that offers renters insurance.

By signing below, I, the Resident(s), acknowledges my selection to either Opt In or Opt Out of Assurant Coverage through MSR Insurance Services, LLC and the renters insurance rights and responsibilities.

DocuSigned by:

DF7C8880238102...

Resident Signature

7/5/2023 | 17:14 CDT

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Property Manager: Main Street Renewal, LLC

DocuSigned by:

DF7BA284E9A4D6

Property Manager Signature

7/6/2023 | 06:59 CDT

Date



RENTERS INSURANCE ADDENDUM TO LEASE AGREEMENT

This Lease Contract Addendum (“Addendum”) is attached to and made a part of the Lease Agreement dated 7/5/2023 between Main Street Renewal LLC as property manager (the “Property Manager”) on behalf of ALTO Asset Company 2, LLC (“the Landlord”) and Roxanna Payne,

(the “Resident(s)”) with respects to the property located at 1305 Ridgefield Ave, Ocoee, FL 34761 (the “Property”).

Now, therefore, in considerations of the mutual promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, subject to the terms and conditions herein, the Property Manager and the Resident(s) agree as follows:

Insurance Acknowledgement. Resident acknowledges that the Property Manager does not maintain insurance to protect Resident against personal injury, loss or damage to Resident’s personal property or to cover Resident’s own liability for injury, loss or damage Resident (or Resident’s occupants or guests) may cause others. Resident also acknowledges that Resident may be responsible to others (including Property Manager) for the full cost of any injury, loss or damage caused by Resident’s action, inaction, or the actions of Resident’s occupants or guests, including but not limited to damage caused by fire or smoke.

Insurance Requirement. The Property Manager requires that all Residents must be a named insured on a renters insurance policy and maintain an active and compliant renters insurance policy throughout their residency that: (i) includes a minimum of \$100,000 of personal liability insurance, (ii) lists “Main Street Renewal, LLC, 5001 Plaza on the Lake, Suite 200 Austin, TX 78746” as an Interested Party, and (iii) names all Leaseholders on the policy. Additionally, each Resident must provide a copy of the applicable Declaration Page or Certificate of Insurance to the Property Manager (collectively, the “Minimum MSR RI Requirements”). Property Manager must be notified within ten (10) days in the event your policy is cancelled or otherwise not in full force and effect for any reason. Failure to include Property Manager as an Interested Party with the above-listed address will constitute a breach of this Lease Agreement.

Freedom of Choice. At all times, you are able to purchase insurance through the carrier or agency of your choice, and are not required to purchase insurance through a particular carrier or agency. However, the insurance must meet the Property Manager’s Minimum MSR RI Requirements and remain in effect at all times when Resident occupies the Property.

Insurance Election; Assurant Coverage. MSR Insurance Services, LLC an affiliate of the Property Manager, is a licensed insurance agent. MSR Insurance Services, LLC is able to provide Residents the following coverage through certain insurance carriers with the Assurant Group (“Assurant Coverage”):



The Assurant Coverage policy includes \$100,000.00 in personal liability coverage, \$20,000.00 in personal property coverage, lists "Main Street Renewal LLC" as an interested party on the policy and auto-renews until the end of the residency, unless the Resident submits a written Opt Out form and any subsequent renewal period, or the policy is otherwise terminated as provided for herein.

If Opting Into Assurant Coverage:

If this option is selected, all Residents must sign this Addendum, however, the policy will only reflect the names of the first four leaseholders. The policy will be mailed to the Residents by the insurance company approximately 2-3 weeks after the Resident's move-in date and will describe the limits, conditions and terms of the coverage provided.

Resident elects to enroll into Assurant Coverage as available through MSR Insurance Services, LLC. Resident understands that the applicable monthly premium charge will be added to the Resident's account ledger on the first of every month. The rate of the Assurant Coverage monthly premium available through MSR Insurance Services is available as part of the Opt In/Opt Out Form from MSR Insurance Services.

Resident understands that if the applicable premium is not paid by the 15th of the month, the policy will be canceled. Failure to maintain an active policy that meets the Property Manager's Minimum MSR RI Requirements subjects the Resident to a non-refundable \$25 non-compliance fee that will be added to the Resident's ledger and auto enrollment into a Post Verification Insurance Policy ("PVI Policy"), outlined below.

If Opting Out and Obtaining Third Party Coverage:

Residents elect to obtain a renter's insurance policy form from a third party provider. Resident agrees that the third party policy will include a minimum of \$100,000.00 in personal liability coverage, and name 'Main Street Renewal LLC' (5001 Plaza on the Lake Suite 200 Austin, TX 78746) as the Interested Party. All Residents must be named on the policy.

Resident agrees to provide the Property Manager with a declaration page as proof of coverage prior to the move-in date and on a continuing basis. Such proof of coverage MUST be mailed to rentersinsurance@msrenewal.com. Resident must keep the policy in good standing throughout the term of the Lease Agreement and any subsequent renewal period.

Failure to provide proof of coverage and/or maintain an active policy that meets the Minimum MSR RI Requirements subjects the Resident to a non-refundable \$25 non-compliance fee that will be added to the Resident's ledger and auto-enrollment into a PVI Policy, outlined below.

Post Verification Insurance. Any Resident found to be non-compliant for any reason outlined above will be auto enrolled into a PVI Policy with an insurance carrier within the Assurant group. This PVI Policy meets the Minimum MSR RI Requirements and auto-renews until the end of the Resident's lease term or when the Resident provides a new Renters Insurance Selection Form to Opt-Out of the PVI Policy and is accompanied with a compliant third party renters insurance declaration page that meets Minimum MSR RI Requirements.

Any insurance that the Property Manager places on the Resident's behalf is to satisfy the Minimum MSR RI Requirements and may not adequately address Resident's overall insurance needs. The PVI Policy DOES NOT provide any coverage for Resident's personal property.



Default. Unless otherwise prohibited by law, any default under the terms of this Addendum shall be deemed a material default of the Lease Agreement, and Property Manager is entitled to exercise all rights and remedies under the law. If Resident fails to obtain and maintain personal liability insurance as required by this Addendum, Resident will be in violation of the Lease Agreement. ***Failure to provide proof of coverage and/or maintain an active policy that meets the Minimum MSR RI Requirements subjects Resident to a non-refundable \$25 non-compliance fee that will be added to the Resident's ledger and auto-enrollment in a PVI Policy.***

Miscellaneous. The terms and provisions of this Addendum with regard to renters insurance shall supersede the terms of the Lease Agreement. All other terms and conditions of the Lease Agreement remain in effect and unchanged.

MSR Insurance Services, LLC, an affiliate of the Property Manager and a licensed insurance agency, may receive compensation on policies issued through the Assurant Coverage for administrative, brokerage or marketing support.

The insurance required by the Lease Agreement is not in lieu of, or in any way a component of, the security deposit required by the Lease Agreement and is not refundable.

Any claim made by the Resident must be filed prior to Resident's move out date.

Resident must refer to actual insurance policy or certificate for a complete description of the coverage, as this Addendum only provides a general summary. If you have a third party renter's insurance policy and decided to switch to the Assurant Coverage, please compare the terms of coverage between the two policies, as not all policies are the same and coverage may differ.

FOR RENEWALS ONLY:

Automatic Renters Insurance Renewal. All Residents that have previously opted into a policy with the Assurant Group through the option provided by MSR Insurance Services, LLC and all Residents that have been auto-enrolled into a Post Verification Policy during a prior lease term will, at lease renewal, be automatically renewed for subsequent terms of the same length as the initial term of their policy. If you have any questions regarding the continuation of your policy, email rentersinsurance@msrenewal.com.

Reminder: If you have renters insurance through a third party provider, reach out to your insurance provider to ensure that you policy will be renewed at its expiration.



This Addendum may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The parties agree that this Addendum may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties.

By signing below, the parties acknowledge receipt of a signed copy of this Addendum.

Roxanna Payne
Resident (Printed)

DocuSigned by:

Resident Signature

7/5/2023 | 17:14 CDT
Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Mr. Spencer Lindahl
Property Manager (Printed)

DocuSigned by:

Property Manager Signature

7/6/2023 | 06:59 CDT
Date



PET ADDENDUM

This Lease Contract Addendum ("Addendum") is attached to and made a part of Lease Agreement dated 7/5/2023 between Main Street Renewal LLC as property manager (the "Property Manager") on behalf of ALTO Asset Company 2, LLC ("the Landlord") and Roxanna Payne,
 _____,
 _____,
 _____ (the "Resident(s)") with respects to the property located at 1305 Ridgefield Ave, Ocoee, FL 34761 (the "Property").

The Landlord limits the number of animals allowed to the following guidelines:

- Up to 4 pets per household including any aquarium and each small cage animal are allowed.
- The maximum combined weight not to exceed 300 lbs. (excluding any cages or aquarium).
- Resident will be charged a non-refundable pet fee of \$250 per non-caged pet prior to move in and additional monthly rent in the amount of \$35 per non-caged pet. With respect to caged pets (e.g. guinea pigs, gerbils, hamsters, etc.), resident will be charged a non-refundable pet fee of \$250 per cage prior to move in and additional monthly rent in the amount of \$35 per cage. Aquariums and terrariums do not incur a pet fee at move in or additional monthly rent. Pet fees are subject to applicable law.
- Landlord will defer to pet limitations by a Homeowners Association or local ordinance if more restrictive.

The Resident agrees to not keep at nor allow to be kept at, or brought onto or into the Residence any breed, classification, or type of animal at the Residence that is prohibited by Landlord under this Addendum or under any other rules or regulations that may be established by the Landlord from time to time.

ANIMAL PROHIBITIONS

Dogs	The following list of dog breeds are prohibited: <ul style="list-style-type: none"> • American Staffordshire Terriers • American Pitbull Terriers • Rottweilers • Doberman Pinschers • Any dog that has a percentage or mix of any of the above breeds • Any canines other than dogs and hybrids thereof
Cats	All breeds of domestic cats are permitted.
Small Animals	Small animals such as gerbils, hamsters, and guinea pigs are permitted with the exception of the following: <ul style="list-style-type: none"> • Ferrets • Rabbits • Chinchillas
Farm Animals	Livestock animals are prohibited and include, but are not limited to, the following: <ul style="list-style-type: none"> • Chickens • Goats • Horses • Pigs
Venomous Animals	Any reptile, fish, or animal that is considered poisonous or venomous are prohibited.
Wild or Exotic Animals & Prohibitions	Any animal that is not a dog or cat normally found in the wild including: <ul style="list-style-type: none"> • Skunks • Raccoons • Squirrels • Monkeys <p>The breeding of privately-owned animals is prohibited.</p>

All dogs and cats must be neutered / spayed. The Resident will maintain a valid vaccination certificate issued by a licensed veterinarian or a state or local authority empowered to vaccinate animals (or a designated agent of such authority) stating that the animal has received all vaccines required by applicable state and local law. It must include the animal's name, description, age, date, and type of vaccination. A copy of the vaccination certificate should be provided to the Property Manager by the Resident upon execution of this Addendum and, thereafter, annually.



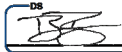
Any damage resulting from the animal is to be repaired, cleaned, and/or replaced at the Resident’s expense. The Resident must protect all carpeting from odor, infestation, and stain by cleaning it annually. The Property Manager reserves the right to inspect the Property (providing proper notice) periodically in order to assess any possible damage to the Property.

Animal owners must ensure proper disposal of a deceased animal according to state and local regulations. Burial of a deceased animal on the grounds of the Property is strictly prohibited. When outdoors at the Property, all animals must be on a harness, leash, or tether and under the control of a mature and responsible individual. Animals may not be tethered or left unattended outside at any time. Animals are barred from any community area such as playgrounds, pools, and game courts.

The Resident agrees to clean and properly dispose of all animal waste, both inside and outside of the Property, on a daily basis. No excrement is to remain on the grounds. Security deposits are only refunded after the Property has been vacated and examined by the Property Manager. Excessive animal noise that may cause a disturbance is prohibited.

The Resident must report any incident to the Property Manager involving an animal at the Property that results in an injury to a person or damage to the Property immediately upon occurrence.

THE RESIDENT SHALL BE LIABLE FOR ANY INJURY OR DAMAGE CAUSED BY THE ANIMAL’S ACTIONS AND SHALL HOLD THE PROPERTY MANAGER, OWNER AND THEIR AGENTS AND EMPLOYEES HARMLESS FROM ALL LIABILITY OR LOSS ARISING OUT OF THE ACTIONS OF THE ANIMAL.

Acknowledged:  _____

If the Resident violates any part of this Addendum, the Resident is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Resident removed from the Leased Premises as well as seek judgment against the Resident for any monies owed to the Landlord as a result of the Resident’s default.

The Landlord’s failure to enforce any of its rights under this Addendum will not be deemed to be a waiver of that or any of its other rights under this Addendum.

SERVICE ANIMALS

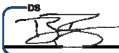
Service Animals, Assistance Animals and Emotional Support Animals (as defined by HUD, the Americans with Disabilities Act and the Fair Housing Act, respectively) are not pets but rather are animals that work, provide assistance or support, and/or perform tasks for the benefit of individuals with disabilities. Property Manager refers to Service, Assistance, and Emotional Support Animals jointly as “Service Animals” and does NOT distinguish between these three types. By law, the Landlord must allow a Service Animal for residents who have an apparent or verified need that they require the Service Animal in order to afford a disabled resident fair use and enjoyment of a leased premises.

Breed, size, and weight limitations do not apply, and pet fees and pet rent are not required for Service Animals. The Landlord does require that the animal be housebroken and the Resident is responsible for cleaning up after the animal. Resident is also responsible for ensuring that while outside on the Property the animal is always under the control of a mature and responsible individual and harnessed, leashed, or tethered unless these devices interfere with the animal’s work or the Resident’s disability prevents using these devices (in which case the Resident must maintain control of the animal by voice, signal, or other effective controls). Resident is also responsible for any damage done to the Property beyond reasonable wear and tear. Service Animals must meet local and state laws for vaccinations and, to the extent permissible by applicable state or local law, the Property Manager requires that the animal be spayed/neutered.



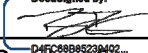
	Type	Breed	Service Animal Info	Weight/Size
Pet #1			<input type="checkbox"/>	
Pet #2			<input type="checkbox"/>	
Pet #3			<input type="checkbox"/>	
Pet #4			<input type="checkbox"/>	

I certify that any animal listed above designated for the purposes of assisting with a disability for the resident or occupant is registered with proper documentation according to the US Animal Registry requirements.

Acknowledged:  _____

Non-Refundable Pet Fee Collected at Move-In: 0 Number of Service/Assistance Animals: 0

Roxanna Payne
Resident (Printed)

DocuSigned by:

DN: cn=28882210402
Resident Signature

7/5/2023 | 17:14 CDT
Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

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Resident (Printed)

Resident Signature

Date

Mr. Spencer Lindahl
Property Manager (Printed)

DocuSigned by:

DN: cn=28882210402
Property Manager Signature

7/6/2023 | 06:59 CDT
Date



MAINTENANCE AND MOVE-OUT ADDENDUM

This Lease Contract Addendum ("Addendum") is attached to and made a part of Lease Agreement dated 7/5/2023 between Main Street Renewal LLC as property manager (the "Property Manager") on behalf of ALTO Asset Company 2, LLC ("the Landlord") and Roxanna Payne (the "Resident(s)") with respects to the property located at 1305 Ridgefield Ave, Ocoee, FL 34761 (the "Property").

Resident understands and agrees that at move-in, the Property is in "as-is" condition and that no further cosmetic work is scheduled for the Property. By signing the Lease, Resident agrees that the property is accepted as being in clean and well-maintained condition, inside and outside, and therefore no further cosmetic work will be performed.

IN THE CASE OF AN EMERGENCY: DIAL 911 IMMEDIATELY

Issues that require maintenance are to be submitted through the Resident portal, when possible. The Lease requires that all maintenance requests must be submitted in writing but it is understood that is not always possible.

1. Urgent Maintenance:

- a. Once the situation is under control and the authorities are on the scene, please call 855-239-4530 and speak with our Resident Experience Team. This number is open 24 hours a day.
- b. Some examples of urgent repairs that require our immediate attention are fire, flood, sewage back-ups, gas odors, broken water pipes, and no heat when the outside temperature is below 45 degrees, no air-conditioning when the outside temperature is over 90 degrees for more than 4 hours, a fallen tree on the house, etc.
- c. Examples of issues that do not constitute urgent repairs are the Refrigerator not running, locking yourself out of the house, power or natural gas off, water heater not heating properly, oven not working, dishwasher not working, electrical fixture not working, etc. While these issues are certainly inconvenient and uncomfortable, they are not emergencies. These items will be repaired during normal business hours.
- d. Please remember that neither the Property Manager nor the Property Owner is liable for any loss or damage to any of your belongings, including food, for any reason or cause whatsoever. Renter's insurance must be obtained at the time of taking possession of the property and any loss of personal effects would be claimed through your carrier.
- e. Do not call a contractor. Residents are not authorized to perform or contract for any repairs on the property. If a contractor is engaged by a Resident, payment for that expense will be the responsibility of the Resident. Neither the Property Manager nor the Property Owner will reimburse these costs. Residents must contact the Property Manager to arrange for all repairs and maintenance on all systems, appliances and the structure of the property.

For all after hours Urgent Repairs, please call the After Hours Line: 1-855-239-4530

Please make sure that you leave your name, property address, a call back number and the nature of the problem. Keep in mind that we will make every effort to respond immediately, but the response time frame may extend up to Four (4) hours or more depending on the time of day or night you are calling.

- 2. Routine Maintenance:** This sort of maintenance is considered to be non-emergency, but does need our attention for repairs such as non-emergency heating and air conditioning issues, broken windows, plumbing repairs, appliance repairs, loose railing, electrical issues, etc. Please submit the work order through your Resident portal for repair and expect a response from the maintenance staff within a reasonable amount of time for an estimate of time for completion.
- 3. Minor Maintenance:** For minor items, but those that still require repair such as leaky faucets, fence repairs, etc., please submit a work order through the Resident portal and expect a response from the maintenance staff within a reasonable amount of time for an estimate of time for completion which could extend up to Thirty (30) days depending upon the nature of the problem and contractor schedules.

Agent Initials MSL

Resident Initials [Signature]



4. Resident Damage or Abuse: Damages caused by abuse or misuse of any component at the property will be charged to the Resident. We will rely solely upon the service contractor to inform us as to the cause of the problem. If the plumbing is clogged due to items dropped in the toilet (brushes, toys, diapers, sanitary napkin, etc.), the cost of the plumber will be Resident responsibility. Expect the minimum cost to be \$150.00. This is not considered a failure of the systems in the property and the Resident should do everything they can to handle these issues. Unless the contractor can prove it was not caused by the Resident (such as roots in the system, pipe collapsed, septic tank backup due to age, etc.), then it is assumed it was caused by persons and was not a defect of the property. Clogged plumbing in the baths, laundry and kitchen is your responsibility.

5. Please Note the following important messages:

- a. If a claim of an emergency is made and we discover that it, in fact, was not an emergency, the Resident will be charged \$100 from the contractor who responded to the call.
- b. Do not call after hours unless a true emergency actually exists. Any after hours, Non-Emergency Service Calls will result in a \$100 fee.
- c. **If a Resident makes an appointment with any contractor and they or a person 18 years old or older is not present when the contractor arrives, then the contractor will not enter the property and they will be charged a minimum of \$100 fee for the trip charge incurred from vendor and will be payable with the following month's rent.**
- d. When completing the online maintenance request form, please make sure that we have your best contact phone numbers as the office staff or the contractor will call to obtain more detail about the problem before dispatching a contractor. Failure to respond to calls will simply result in extended delays in addressing the issues. Simply stating that the toilet is not working is not sufficient for us to be able to know what is wrong with the unit and which contractor to send out. Please make sure you give us as much detail as possible.
- e. All penalties and fees assessed by the homeowner's association for Resident breaches of the rules and regulations is responsibility of the Resident. In addition to the HOA penalty fee the Resident will pay a \$25 fee to Property Manager for the violation oversight. Non-compliance will be a breach of this Agreement.

6. Pest Control:

- a. Keep the Premises free from visible infestation of roaches, ant, hornets, bees, mice and other pests.
- b. Resident agrees to any and all related cost for pest control service except for termites. It is the sole responsibility of the Resident to render said services, if necessary.

Property Manager shall be responsible for the treatment of any insect/rodent affecting the structure of the home upon agreement with Property Manager/Owner.

7. Water Lines: To help prevent water lines from freezing and bursting during cold weather:

- a. Allow water to trickle and place lights as appropriate.
- b. If you are going to be away from home, have water turned off and water lines drained or leave heat at no less than 55°.
- c. Disconnect garden hoses from the outside faucets and wrap on install an insulator.

8. Repairs:

- a. Resident may not authorize any maintenance or repairs at Property Manager's or Owner's expense.
- b. Resident will not be reimbursed for any unauthorized repairs that the Property Manager is responsible for.
- c. Resident will be responsible for any service calls to repair items that Resident is responsible for maintaining.
- d. Repairs made at the property by Property Manager or Owner may not be identical or similar to original move-in condition.

Agent Initials 

Resident Initials  _____



9. Utilities:

- a. Resident is responsible for turning on and maintaining utilities.
- b. If utilities are not on at the time of lease signing, Resident is required to be at the property when the utilities are activated to ensure that the property is not damaged by a leak or other issue.
- c. If utilities are on, but not in the Resident’s name at the time of lease signing Resident has 3 days from the Lease Start Date to turn the utilities on in his/her name. After this time a \$50 fee will be added in addition to any utility costs incurred.

10. Satellite Dish Installation:

- a. A professional installation company must be used for installation.
- b. The Resident is responsible for any damages that may occur from the installation or wiring. The installation, maintenance and safety of both activities are also the responsibility of the Resident.
- c. The Property Manager reserves the right to request the temporary removal of the Equipment, if necessary for building repairs or maintenance and will assume no liability for any damages that may occur to the Equipment.
- d. At the end of the Lease, if Satellite Dish is to be removed, it must be done so by a professional, any damages that remain will be subject to charges against, but not limited to the Security Deposit.

11. Property Maintenance:

Resident agrees to keep and maintain Property in good condition and repair, including but not limited to the following:

- a. Unless otherwise stated in the Property Policies, Resident must keep the yard mowed, edged, watered, fertilized, weeded, and the shrubbery trimmed. Property Manager reserves the right (in its sole discretion) to take over maintenance of the yard at any time.
- b. If the Property has an irrigation system, it may be controlled by the Company (in its sole discretion). If the Company controls the irrigation system, the Resident is not allowed to change the settings or remove the system without the Company’s prior consent. The Resident will be responsible for any damage as a result of any Resident removal or change to the irrigation system, including actual costs for replacement or repair. Resident agrees that Company’s control of the irrigation system does not change or eliminate Resident’s responsibility for the utility costs, including actual costs for maintenance and repair of the irrigation system and landscaping.
- c. Removal of any and all ashes, garbage, debris, and other waste from the Leased Property
- d. Driveway condition pertaining to oil stains
- e. Snow and ice removal

Property Manager shall be responsible for the following exterior maintenance repairs upon agreement with Property Manager/Owner and provided damages are not caused by resident:

- a. Siding repair and washing for second story on two-story homes
- b. Gutter cleaning on two-story homes
- c. Roof repairs
- d. Exterior painting
- e. Fence repairs
- f. Tree trimming/removal in excess of 8’

This Addendum is made a part of the Residential Lease Agreement as if quoted therein verbatim. Should the terms of the Residential Lease Agreement or other documents executed prior to or simultaneous to the execution of the Addendum, the terms of this Addendum shall control and the conflicting terms are hereby considered deleted and expressly waived by both Property Manager and Resident. In all other respects, the Residential Lease Agreement shall remain in full force and effect.

Agent Initials MSL

Resident Initials [Signature] _____



MOVE-OUT Q&A

When does my lease end?

- Your lease ends at the time and date listed in your lease. If you intend to leave at the end of your lease term a 30 day notice is required in writing. This can be submitted anywhere from 30 to 60 days prior to the end of your lease term.
- Keep in mind that if you move out before the lease term ends, your lease obligations will continue to be binding through the end of the lease term.
- If you stay past your lease end date without signing a renewal lease you will be considered a “Month to Month Resident” and will be responsible for an increased “Month to Month Lease” rate.

What is the Move-Out Process for the resident?

- 30 or more days prior to your intended vacate date you are required to submit a Notice to Vacate in writing. This can be completed on your Resident Online Portal.
- On your scheduled move out date all personal items need to be out of the home no later than 11:59pm that day and the home needs to be fully cleaned according to the Move-Out Cleaning Guide.
- The garage door and ceiling fan remotes must be left on the kitchen counters.
- Keys must be returned to the branch on the last day you are in the property by no later than 11:59pm that day. For every day past your scheduled move out date that we do not have the keys we will consider you in possession of the home and daily charges will apply. If you have a lockbox on the property you are permitted to leave the keys within it, on the condition that you notify the Branch that you have vacated the property. Failure to notify the Branch will result in daily charges applied until Property Manager is made aware that the property is vacant.
- After the property has been vacated, a Main Street Renewal team member will inspect the home. A Lessee may be present during the inspection, but it is not required. We will carefully compare what we find to the information noted on the Move-In/Move-Out Walk-Through Checklist that was completed at move in.
- Any damage to the house that is not listed on your Move-In Checklist will result in damage charges. All charges for damages are assessed based on the cost of labor and materials.

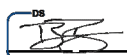
What if I leave items in the house?

- Property Manager is not responsible for any personal items left in the house.
- All personal furniture and belongings left in the house will be removed and incur a minimum charge of \$50.

Top 5 Most Common Move-Out Charges:

1. Nails/screws left in the wall.
2. Dirty ceiling fans, light fixtures, window sills and blinds. Thoroughly clean and wipe down.
3. Trash removal. (Don't forget closet hangers and shower curtains. Double check all drawers.)
4. Carpet Cleaning. Must be completed within one week of move out (we recommend after everything has been removed from home) and receipt provided to Property Manager.
5. Utilities not being turned off after move out.

Agent Initials 

Resident Initials 



MOVE-OUT CLEANING GUIDE

Upon move out, it is required that the property be left in the same or BETTER condition than it was received. Normal "wear and tear" is expected, and it will be the responsibility of Main Street Renewal LLC to determine what is a result of damage, abuse and/or neglect. This determination will be based on documentation and photos of the property condition upon move-in, as well as the Move-In Condition form submitted within 14 days of taking possession of the property

Kitchen Area

- Refrigerator - Remove all items from the refrigerator and freezer and clean with warm water.
- Stove - Clean thoroughly, including the exhaust fan filter (located above the stove).
- Microwave- Clean the inside and outside surfaces.
- Dishwasher - Remove all items and wipe inside and outside surfaces. (Tip: Run your dishwasher empty one final time.)
- Sink - Clean sink and parts (stopper, strainer, faucet, etc.)
- Cabinets and Drawers – Wipe down the drawers and cabinets inside and out.
- Floor – Clean with a broom/vacuum/mop/Swiffer.
- Areas between appliances, walls and cabinets – Clean these areas if they are reachable.

Bathrooms

- Shower – Thoroughly clean the shower and tub with a household cleaner, ensuring all tile and grout lines are free of mold/mildew and dirt.
- Toilet – Clean the toilet, inside and out, and make sure there is no debris or discoloration left in the bowl.
- Sink – Clean the entire sink, including the faucet, and counter with a household cleaner.
- Mirror – Wipe down with window cleaner.
- Floor – Sweep/vacuum/mop/Swiffer, ensure that it is free of dirt and debris.
- Cabinets and Drawers – Wipe down, remove all lining, and clean with household cleaner.

General Areas

- Doors – Must be secure and locked.
- Carpet – All carpets must be professionally cleaned and the receipt provided.
- Baseboards – All baseboards are to be wiped down with a damp cloth.
- Corners and Stairs – Are to be free of dirt, dust and cobwebs.
- Blinds and Windows – All blinds should be dust free and in good working condition.
- Ceiling Fans and Light Fixtures – All fan blades and light fixtures must be free of dust.
- Decks and Patios – Sweep the entire area and remove all items.
- Fireplaces – Must be vacuumed to remove ash and soot.
- Landscaping – Lawn must be cut, all flower beds and fence lines are to be free of weeds, bushes and shrubs are to be trimmed to a minimum of 2 inches from the home, and all trees under 10 feet must be trimmed to a minimum of 4 feet from the home/roof line and 6 feet from the ground. All Lawn décor, decorations and mats should be removed from the property.
- HVAC – All filters must be replaced.
- Lighting – All broken or non-functional light bulbs must be replaced (Resident will be charged per bulb).

Walls

- Nails/screws – Must be removed from all walls.
- All holes larger than ¼ inch in diameter will be repaired by MSR and charged back to the resident if deemed more than normal wear and tear
- Walls are to be free of dirt, discoloration and marks.

Agent Initials 

Resident Initials 



MOVE-OUT FEES

Cleaning

Kitchen Cleaning	\$120
Appliances (per unit)	\$50
Laundry	\$50
Bedroom	\$80
Bathroom	\$75
Common Area (sq. ft.)	\$0.15
Carpet (per room)	\$35
Windows	\$100
Extensive Cleaning-added to the above charges (sq. ft.)	\$0.20

Drywall

Holes-over 1/2" in diameter (per hole)	\$10
Holes-between 2"-5" in diameter (per hole)	\$40
Holes more than 5"x5" in diameter (per hole)	\$75
Extensive Damage	At Cost

Painting

Bedroom/Bathroom (max. per room)	\$350
Closet	\$50
Door	\$50
Trim	\$25
Common Area (sq. ft.)	\$1

Replacement Items

Lock Changes (per lock)	\$50
Garage Door Remote	\$50
Ceiling Fan Remote	\$50

Repair/Replacement

Blinds	\$75
Smoke Detector	\$25
Outlet/Switch Cover	\$5
Pull Chain	\$10
Closet Rod	\$15
Light Globe	\$20
Window	\$250
Fans	\$200
Refrigerator Shelf	\$50
Microwave Plate	\$20
Window Screen	\$30
Interior Door	\$150
Exterior Door	\$500
Trim (door casing, baseboards, etc.)	\$50
Dead Bolt	\$25
Interior Door Knob	\$25
Concrete Damage	\$150
Carpet	At Cost
Fixtures	At Cost
Debris Removal (Min. \$25)	At Cost

General

Trash in Yard	\$50
Pet Deodorizer	\$75
Smoke Residue (Minimum)	\$150
Landscaping	\$75

***Please note: If damages exist beyond normal wear and tear, these damages will be billed accordingly. These guidelines are not meant to be all-inclusive. Actual costs, or the best fair estimate for items not listed will be used. Prices are subject to change based on vendors used and the price we are billed for repairs made.**

Agent Initials 

Resident Initials 



MOVE-IN/MOVE-OUT WALK-THROUGH CHECKLIST

Residents: Roxanna Payne _____, _____, _____, _____
 _____, _____, _____, _____

Leased Premises: 1305 Ridgefield Ave, Ocoee, FL 34761

Room/Item	Move-In Condition DATE:	Move-Out Condition DATE:	Other Notes
LIVING ROOM/AREA			
DOOR & LOCKS			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
Other			
DINING ROOM/AREA			
DOORS & LOCKS			
WINOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
Other			
HALLWAY			
CARPET OR FLOORING			
WALLS			
CEILING			
LIGHTS & SWITCHES			
KITCHEN			
STOVE/RANGE			
REFRIGERATOR			
SINK/CABINETS/COUNTERS			
WINDOWS & SCREENS			
DISHWASHER			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
OTHER			
BATHROOM			
DOOR			
WINDOWS & SCREENS			
FLOOR			
WALLS			
OTHER			
CEILING			



MOVE-IN/MOVE-OUT WALK-THROUGH CHECKLIST

Room/Item	Move-In Condition DATE:	Move-Out Condition DATE:	Other Notes
SINK			
TUB AND/OR SHOWER			
TOILET			
CABINET/SHELVES/CLOSET			
TOWEL BARS/PAPER HOLDER			
LIGHTS & SWITCHES			
OTHER			
2ND BATHROOM/POWDER ROOM			
DOOR			
WINDOWS & SCREENS			
FLOOR			
WALLS			
CEILING			
SINK			
TUB AND/OR SHOWER			
TOILET			
CABINET/SHELVES/CLOSET			
TOWEL BARS/PAPER HOLDER			
LIGHTS & SWITCHES			
BEDROOM			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
CLOSET			
OTHER			
2ND BEDROOM			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
CLOSET			
OTHER			
OTHER ROOM:			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			



MOVE-IN/MOVE-OUT WALK-THROUGH CHECKLIST

Room/Item	Move-In Condition DATE:	Move-Out Condition DATE:	Other Notes
CLOSET			
OTHER			
OTHER ROOM:			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
CLOSET			
OTHER			
EXTERIOR			
DOORS			
WINDOWS & SCREENS			
SIDING/EXTERIOR			
FENCING			
FRONT YARD			
REAR YARD			
GARAGE/SHED			
OTHER			

of Keys: Door: _____ Mailbox: _____ Pool: _____ Gate: _____ Other: _____ Garage Remotes: _____

Roxanna Payne
Resident (Printed)

DocuSigned by:

DocuSignature
Resident Signature

7/5/2023 | 17:14 CDT
Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Landlord: ALTO Asset Company 2, LLC

Mr. Spencer Lindahl
Property Manager (Printed)

DocuSigned by:

DocuSignature
Property Manager Signature

7/6/2023 | 06:59 CDT
Date



MOLD PREVENTION ADDENDUM

Resident(s): Roxanna Payne, _____, _____, _____, _____

Leased Premises: 1305 Ridgefield Ave, Ocoee, FL 34761

Landlord: ALTO Asset Company 2, LLC

Property Manager: Main Street Renewal, LLC

It is Landlord’s objective to maintain the highest quality living environment for any and all Residents. You are hereby notified that mold can grow if the Leased Premises is not properly maintained and ventilated. If moisture is allowed to accumulate in the dwelling, it can cause mildew and mold to grow. It is important that Residents frequently allow air to circulate in the Leased Premises. It is also important that Residents keep the inside of the Leased Premises clean and that you **promptly report** to the Property Manager any leaks, moisture problems, and/or mold growth. The following are possible causes of indoor moisture problems: Humidifiers, steam from cooking, wet clothes, leaky roofs or windows, house plants, shower/bath steam and leaks, constant running water/plumbing leaks, and backed up sewers, overflows, or flooding.

Resident is responsible for maintenance of the Leased Premises in a manner that prevents the occurrence of the existence of mold or mildew in the Leased Premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities.

1. Resident shall keep the Leased Premises including but not limited to all counter and floor surfaces, windows and window sills, free of dirt and debris that can become a haven for mold and mold growth.
2. Resident shall immediately report to Landlord any water concerns, such as running faucets, roof leaks, plumbing leaks, drips, sweating pipes, or discoloration of walls and/or ceilings.
3. Resident shall immediately notify Property Manager of water overflowing from the bathrooms, kitchen, or laundry and whether overflow was a result of the condition of the Leased Premises or from Resident accident or misuse.
4. Resident shall instantly report to the Property Manager any mold growth whatsoever on any surface inside the Leased Premises.
5. Resident shall allow the Property Manager to enter the Leased Premises to inspect and make necessary, desired, and/or agreed upon repairs.
6. Resident shall use bathroom fans, if available, in their units while showering or bathing, and to report to the Landlord and non-working fan. If a fan is not provided in your bathroom(s) you shall use the window for ventilation of steam during and after showers, bathing, and use of water.
7. Resident shall use exhaust fans whenever cooking, dishwashing, or cleaning. Resident shall leave on or open the ventilation until all steam, whether in bathroom or other areas of the Leased Premises, is gone.
8. Resident shall use all reasonable care to close all windows and other openings in the Leased Premises to prevent outdoor water (i.e. rain, sprinklers, etc.) from gaining access into the inside of the Leased Premises.
9. Resident shall clean and immediately dry any visible moisture on the surface of windows and/or window frames as well as on any other surfaces including personal property. As an example, due to weather conditions inside and outside some homes, the interior surface of windows and surfaces may “sweat” or become wet due to excessive use of water in the home, laundry being permitted to dry inside, cooking, etc. This water should be removed from the surface of windows immediately so that if the Landlord inspects the Leased Premises, no accumulation of the dirt and debris at the bottom of windows and on window sills should ever be seen.
10. Resident shall immediately notify the Property Manager of any problems with air conditioning, if any, or heating system problems that are discovered by Resident. Further, Resident shall immediately report both verbally and in writing any potential mold causing conditions to the Property Manager.
11. Resident shall inspect beneath cabinets, vanities, sinks, closets, and areas near indoor plants frequently as to determine whether there are any leaks or excessive moisture.

If the Resident violates any part of this Addendum, the Resident will then be in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Resident removed from the Leased Premises; as well as seek judgment against the Resident for any monies owed to the Landlord as a result of the Residents defaults.

Agent Initials MSL

Resident Initials [Signature]



FLORIDA SECURITY DEPOSIT ADDENDUM

This Florida Security Deposit Addendum (the "Addendum") addends the Residential Lease dated 7/5/2023 between Roxanna Payne, _____, _____, _____, _____, _____, _____, _____, _____, _____ (the "Resident(s)") and Main Street Renewal LLC as property manager (the "Landlord") on behalf of ALTO Asset Company 2, LLC ("the Owner") and with respects to the property located at 1305 Ridgefield Ave, Ocoee, FL 34761 (the "Property"). Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Lease.

The Landlord shall hold the Security Deposit in the amount of \$0 (the "Deposit") in a separate account at Bank of America a bank located at 100 North Tryon Street, Charlotte, NC 28255. This is a non-interest-bearing account.

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT.

THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.



By signature below, the parties acknowledge receipt of a signed copy of this Addendum.

Roxanna Payne
Resident (Printed)

DocuSigned by:

Resident Signature

7/5/2023 | 17:14 CDT
Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Resident (Printed)

Resident Signature

Date

Mr. Spencer Lindahl
Property Manager (Printed)

DocuSigned by:

Property Manager Signature

7/6/2023 | 06:59 CDT
Date

LEAD –BASED PAINT EXHIBIT “A” TO THE LEASE AGREEMENT

This Exhibit is part of the Agreement with the lease dated 7/5/2023 for the rental of that certain Property known as:
1305 Ridgefield Ave, Ocoee, FL 34761

Between ALTO Asset Company 2, LLC (Landlord) and
Roxanna Payne, _____, _____, _____,
_____, _____, _____, _____ (Tenant).

1. Lease Transaction Lead Warning Statement.

Every purchase of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may be placed young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The owner of any interest in residential real property is required to provide the tenant with any information on lead-based paint hazards from risk assessments or inspections in the owner’s possession and notify the Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Owners/Lessor’s Disclosure. [Owner/Lessor to initial section A and B below]

A. Presence of lead-based paint and/or lead paint hazard (check one below):

Known lead-based paint and/or lead –based paint hazard are present in the housing (explain below):

Owner/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. MSL

B. Records and Reports available to the Owner/Lessor (check one below):

Owner/Lessor has provided the Tenant/Lessee with all the available records and reports pertaining to lead- based paint and/or lead-based paint hazards in the housing (list document below):

Owner/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. MSL

Buyer’s/Lessee’s Acknowledgment. [Tenant/Lessee to initial section C, D, and E below]

C. Tenant/Lessee has received copies of all information listed above.

MSL _____

D. Tenant/Lessee has read and understands the above lead warning statement and has received the pamphlet.

MSL _____

“Protect Your Family From Lead in Your Home”.

E. Tenant/Lessee has (check one below):

Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. MSL _____

Broker’s Acknowledgment. [Broker to initial below]

F. Broker has informed the Owner/Lessor of the Owner’s/Lessor’s obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance. MSL

Owner acknowledges his/her responsibility and obligation in compliance with lead-based paint. MSL

3. **Certification of Accuracy.**

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

<small>DocuSigned by:</small> <u>Mr. Spencer Lindahl</u> <small>D1F8A591E5E4A02...</small> Owner/Lessor	<u>7/6/2023 06:59 CDT</u> Date	_____	_____
		Leasing Agent for Tenant	Date
<small>DocuSigned by:</small> <u>[Signature]</u> <small>D4FC89B8E239402...</small> Tenant/Lessee	<u>7/5/2023 17:14 CDT</u> Date	_____	_____
		Tenant/Lessee	Date
_____	_____	_____	_____
Tenant/Lessee	Date	Tenant/Lessee	Date
_____	_____	_____	_____
Tenant/Lessee	Date	Tenant/Lessee	Date
_____	_____	_____	_____
Tenant/Lessee	Date	Tenant/Lessee	Date

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Lessee" shall mean either a Buyer or a Lease or both as the context may indicate.

Certificate Of Completion

Envelope Id: 9242917620E04A75A3FC22ED71A30DA6
 Subject: Lease Renewal Agreement – 1305 Ridgefield Ave
 AZ TPT Tax:
 Source Envelope:
 Document Pages: 60
 Certificate Pages: 5
 AutoNav: Enabled
 Enveloped Stamping: Enabled
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

Signatures: 22
 Initials: 60

Envelope Originator:
 Mr. Spencer Lindahl
 5001 Plaza on the Lake, Suite 200
 Austin, TX 78746

IP Address: 13.110.74.8

Record Tracking

Status: Original
 7/5/2023 6:19:25 AM

Holder: Mr. Spencer Lindahl


Location: DocuSign

Signer Events

Roxanna Payne

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 D4FC68B85239402...

Signature Adoption: Drawn on Device
 Using IP Address: 35.145.25.97
 Signed using mobile

Timestamp

Sent: 7/5/2023 6:19:42 AM
 Viewed: 7/5/2023 5:09:18 PM
 Signed: 7/5/2023 5:14:41 PM

Electronic Record and Signature Disclosure:
 Accepted: 7/5/2023 5:09:18 PM
 ID: ee50e42a-54f7-420c-8aee-a971f164237b

Mr. Spencer Lindahl

Main Street Renewal

Security Level: Email, Account Authentication (None)

DocuSigned by:

 DF7BA264E0E44D6...

Signature Adoption: Pre-selected Style
 Using IP Address: 20.57.26.41

Sent: 7/5/2023 5:14:50 PM
 Viewed: 7/6/2023 6:58:01 AM
 Signed: 7/6/2023 6:59:33 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/5/2023 6:19:42 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	7/6/2023 6:58:01 AM
Signing Complete	Security Checked	7/6/2023 6:59:33 AM
Completed	Security Checked	7/6/2023 6:59:33 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, The Amherst Group, LLC (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact The Amherst Group, LLC:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: afriedrich@bungalohomes.com

To advise The Amherst Group, LLC of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at afriedrich@bungalohomes.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from The Amherst Group, LLC

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to afriedrich@bungalohomes.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with The Amherst Group, LLC

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to afriedrich@bungalohomes.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify The Amherst Group, LLC as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by The Amherst Group, LLC during the course of your relationship with The Amherst Group, LLC.

Roxanna Payne and All Other Occupants
1305 Ridgefield Ave
Ocoee FL 34761

**3-DAY NOTICE FROM LANDLORD TO TENANT -
TERMINATION FOR FAILURE TO PAY RENT**

You are hereby notified that you are indebted to ALTO Asset Company 2, LLC in the sum of **\$504.34** for the rent and use of the premises located at 1305 Ridgefield Ave Ocoee FL 34761, now occupied by you, and that Main Street Renewal LLC as Property Manager demands payment of the rent or possession of the premises within **three (3) days** (excluding Saturday, Sunday and legal holidays) from the date of delivery of this notice to-wit: on or before the day of March 18, 2024.

An eviction action may be filed against you should you fail to pay the unpaid rent amount. Please immediately contact Main Street Renewal to coordinate payment. You are further notified that vacating the premises due to this breach does not relieve you of your obligation under your lease, and you may be held liable for all sums due under the terms of the lease.

Sincerely,

Main Street Renewal
Property Management Company

(833) 677-3639
Contact Phone Number

ALTO Asset Company 2, LLC
Owner

March 8, 2024
Signed on this date

**PLEASE BE ADVISED THAT THIS LETTER MAY CONSTITUTE AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

CERTIFICATE OF SERVICE

I certify that a copy of this notice has been furnished to the above-named tenant on _____, 2023
at _____ am / pm by _____

- Sent via Mail
- Delivery to tenant
- Posting in a conspicuous place on the premises
- Sent via Email at _____

Main Street Renewal
5001 Plaza on the Lake, Suite 100
Austin, TX 78746



March 8, 2024

Roxanna Payne and All Other Occupants
1305 Ridgefield Ave
Ocoee, FL 34761

PLEASE CONTACT US IMMEDIATELY – RESOURCES AVAILABLE

As you are aware, you have a delinquent balance, and we need to discuss the options that are available to you. We have been trying to reach you as this is a serious matter that requires your immediate attention. Without contact and immediate action, the property owner can commence legal proceedings in the near future.

We are here to help and want to work with you on a solution. Please call or email us to discuss options for assistance through the channels below.

HOW TO PAY YOUR RENTAL OBLIGATION & POSSIBLE PAYMENT OFFERS

The **MSR Resident Performance** team can directly assist you if you are having difficulty making a rent payment, understanding your balance, and/or to walk you through potential financial **offers for your situation**. The Resident Performance team can be reached at (833) 677-3639 or by email at **performance@msrenewal.com**.

We are here to help you during this time. Please contact us to discuss your remaining options.

ADDITIONAL SUPPORT RESOURCES

If you need support and resources to address your specific situation, the **MSR CARES team of Social Workers and program specialists can provide personalized support to help connect you to resources. Contact the CARES team today by visiting our CARES page on the 'Resident Resources' section of the MSR website and fill out the online Self-Registration Form.** A CARES specialist will reach out to you by phone or email as soon as possible; due to high demand, this outreach may take up to 15 business days.

If you need **rental or utility assistance** to satisfy your delinquent balance, we have compiled a self-service resource database of locally operate programs that can be accessed **<https://bit.ly/msr-rental-assistance-database>**. Programs provide varying types of support, but can include payment for back rent, future rent, and utilities. **We strongly encourage you to apply for assistance immediately if you have not done so already. Due to volumes and limited funds, processing of rental assistance applications can take some time.** If you need help identifying the right program for you or filling out an application, please make an appointment with our MSR ERAP Support Team at this link: **<https://calendly.com/msr-erap-support>**.

If you have already applied for rental assistance but have not notified us about your application, please let us know ASAP by using the form at this link: **<https://bit.ly/erap-self-id-form>**.

Sincerely,

Main Street Renewal

