



NEVADA YOUTH EMPOWERMENT PROJECT



Nevada Youth Empowerment Project 2030 W. 6th Street Reno, NV 89503

LEASE AGREEMENT

THIS LEASE AGREEMENT ("the "LEASE") is executed by and between Nevada Youth Empowerment Project (hereinafter the "Landlord") and , hereinafter "Resident") who agree jointly and severally to co-rent the room forth herein. Occupancy is limited to the resident named above and possibly one other.

TERM: This lease creates a month to month tenancy, commencing , _____ 20____ and terminating upon a 30 day notice from either the "Landlord" or the "Resident". The address is **2030 W. 6th Street, Reno, NV 89503.**
RENT: The periodic monthly rent ("the rent") for the premises is **\$625.00 (\$16.13/day and \$4.03/day)** per month. Resident agrees to pay landlord, in advance, without deduction or offset, at the rental office of the property at 2030 W. 6th Street, Reno, Nevada, 89503. Checks or money orders should be made out to Nevada Youth Empowerment Project.

PAYABLE PRIOR RECEIVED TO OCCUPANCY

Total rent for period from _____ To _____	\$ _____	\$ _____
Security Deposit \$	\$ _____	\$ 50.00
Other	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

DISCLOSURE: Nevada Youth Empowerment Project 2030 W. 6th Street, Reno, NV 89503 is authorized to manage the premises and property, receive rents, execute leases and enforce leases. It is a misdemeanor to commit or maintain a public nuisance or to allow any building or boat to be used for public nuisance. Any person, who willfully refuses to remove such a nuisance when there is a legal duty to do so, is guilty of a misdemeanor. Summary NRS 202.470A public nuisance may be reported to the local sheriffs department. A violation of building, health or safety codes or regulations may be reported to the responsible government entity in your local area such as code enforcement, division of the county/city government or the local health or building departments.

RENT SHALL BE PAYABLE AS FOLLOWS:

Total rent for the period from _____, 20____ to _____, 20____ is \$ _____ .
The sum of \$625.00 is due on the first day of each calendar month commencing _____, 20____.

PRORATIONS: All perorations made during the term of this tenancy shall be made on the basis of a thirty-one day (31) month. Residents may receive monthly income on the 25th of the month which is intended for next month's financial obligations. If a resident chooses to move in prior to the 25th of the month, the prorated rentand grocery fee for that month is the resident's responsibility. This amount may be arranged to pay at a later date or be forgiven, to be determined by NYEP.

LATE CHARGES: The rent is due and payable in advance no later than 5:00 p.m. on the tenth day of each month. Subsequent to a grace period, any rent received after the fifteenth day of each month will be considered delinquent and will be subjected to a late charge as hereinafter defined. Rent may be paid at the rental office by personal check, cashier's check, or money order. Second party checks will be accepted. Payments should be made with one check or money order payable to NYEP.\$25.00 fee for each check returned by the bank for any reason.



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AGENT: The name of the person authorized to act for and on behalf of Management for the purpose of service of process and receiving notice and demand is as follows: Monica DuPea, Nevada Youth Empowerment Project, 2030 W. 6th Street, Reno, NV 89503. The acceptance by landlord of any partial payment shall not change the due date or amount of any required payment in the future nor shall it relieve resident from any obligation to pay the balance of the rent.

SECURITY DEPOSIT: Resident has paid landlord, upon execution of the lease, a security deposit of \$50.00. Said deposit shall be held by the Landlord as security for the faithful performance by resident of all the terms of this agreement. Landlord may at anytime use any part/portion or all of said deposit to repair damages caused by tenant or tenant's guests. Resident agrees that soilage is not ordinary wear and agrees to restore the premises to original condition at commencement of tenancy as evidenced by the Move-In Inspection Check List signed by the resident prior to occupancy. If any part of the security deposit is so utilized by landlord during the term of tenancy, resident agrees to reinstate said total security deposit upon fifteen (15) days written notice delivered to resident in person or by mailing. No later than thirty (30) days after resident has vacated the premises the Landlord shall furnish resident with an itemized written statement of the disposition of such security deposit and shall remit remaining portion of said deposit to resident. As applicable, any deposit or refund check will be made payable to the resident unless landlord received written instruction to the contrary executed by resident.

USE OF PREMISIS:

- A. The premises are rented for residential use only.
- B. Resident shall not disturb, annoy, endanger or inconvenience other residents or neighbors, nor use the premises for any immoral or unlawful purpose, nor violate any law or ordinance, not commit waste or nuisance upon or about the premises.

ALTERATIONS OF PREMISES: Resident may not alter the premises in any manner without landlords prior written consent. Alterations include, but are not limited to; painting, wallpaper, changing of locks, or modification of appliances.

MAINTENANCE OF PREMISES: Resident has examined the premises and is satisfied with its physical condition, order and repair. Upon termination or expiration of the lease, resident agrees to surrender the premises in the same condition, considering reasonable wear. Resident shall maintain the premises in a neat, clean and undamaged condition and in particular, shall comply with all applicable provisions of building codes regarding public health and safety. Resident agrees to: (a) dispose of all ashes, rubbish, garbage and waste in a clean and safe manner; (b) use all plumbing, electrical, sanitary, heating, ventilation, air conditioning facilities and appliances in a safe and reasonable manner, and (c) generally conduct themselves and invited guests in a manner so as not to disturb other tenants, deface, damage or otherwise harm any part of the premises. Resident shall be responsible for all glass on the premises. Landlord shall at all times comply with the requirements of all applicable building codes and shall make all repairs necessary to keep the premises and property in a fit and habitable condition.³

UTILITIES: Landlord agrees to pay for the water, garbage, electricity, internet, cable, gas and local telephone service.

ACCESS: As required by statute, resident shall not unreasonable withhold consent for landlord to enter the premises in order to inspect the premises, make necessary repairs or services, deliver legal notices, and verify occupancy. Landlord may also allow a licensed exterminator to enter the premises for the purpose of pest control.

PARKING: Landlord reserves the right to assign specific parking spaces at the property. Landlord may also designate specific areas for prospective residents or handicapped parking. Boats, trailers, and oversized vehicles are not permitted on the property at any time. Prohibited vehicles, inoperative vehicles; unlicensed vehicles, uninsured vehicles, vehicles parked in a space assigned to another, and vehicles parked in tow-away zone or otherwise impeding traffic will be towed away without notice at the vehicle owner's expense. Motorcycles are not permitted on the sidewalks, in landscaped areas, or in any building at any time. Additional regulations regarding parking are contained in the Resident Handbook.

REMEDIES IN DEFAULT: In the event of any such default or breach by resident, landlord may, at any time thereafter, with or without notice or demand and without limiting landlord in the exercise of any right or remedy which landlord may have by reason of



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such default or breach, exercise any one or more of the following remedies: (a) Terminate resident's right to possession of the premises by any lawful means, in which case this lease shall terminate, and resident shall immediately surrender possession of the premises to

landlord. In such event, landlord shall be entitled to recover from Resident all damages incurred to landlord by reason of tenant's default including, but not limited to, the cost of recovering possession of the premises, the expense of re-letting, including necessary renovation and alteration of the premises, and reasonable attorney's fees (b) Pursue any other remedy now or hereinafter available to landlord under the laws or judicial decisions of the State of Nevada.

WAIVER OF LIABILITY: Landlord shall not be liable for damages by reason of any injury to any person, including resident and their family, or to any property belonging to any person, including resident and their family (except as caused by landlord's negligence), which injuries or damages may in any way be connected with said premises or the land surrounding said premises, the acts or neglects of co-residents, or other occupants of said premises or any owners or occupants of adjacent and contiguous property, and resident hereby agrees to indemnify and hold harmless landlord from any liability, loss or obligation resulting from any such injuries or damages. Landlord recommends that resident secure renter's insurance to protect against liability, property damage and casualty losses.

EXPIRATION: At expiration, this lease shall automatically create a month-to-month tenancy. Resident must deliver a 30-day written notice to landlord of resident's intent to vacate the premises by the expiration. Failure by resident to provide such notice of intent to vacate shall be deemed an election to continue the lease on a month-to-month basis. If a resident fails to give notice and vacates the premises, the rent for the remaining days will be donated to the "Emergency Housing Fund". Resident acknowledges that renewal rates and month-to-month tenancy rates may result in an increase in the rent. Landlord will provide resident with notice of any such increase at least forty-five (45) days prior to the increase.

MONTH-TO-MONTH TENANCY: Should this lease create a monthly tenancy, the expiration shall be extended on a month-to-month basis.

AMENDMENT TO LEASE: This lease cannot be altered, amended or changed in any manner whatsoever unless in writing and properly signed by landlord and resident.

WAIVER OF BREACH: The waiver by landlord of any breach shall not be construed to be a continuing waiver of any subsequent breach.

RULES AND REGULATIONS: Resident agrees to comply with all occupancy Rules and Regulations governing the property whether now in effect or promulgated and delivered to resident. Resident acknowledges receipt of program eligibility and recertification requirement in effect of the date hereof.

THIS LEASE CONSTITUTES A LEGALLY BINDING CONTRACT ENFORCEABLE BY LAW. EXECUTION BY THE PARTIES ACKNOWLEDGES FULL ACCEPTANCE OF ALL THE TERMS AND CONTITIONS CONTAINED HEREIN.

Dated this _____ day of _____ 20____ .

Resident Signature _____ Date _____

NYEP Representative _____ Date _____