

**DAISY LEE HOMES**  
**2120 N. Jones**  
**Las Vegas, Nevada 89108**  
**Tel: (702) 357-2809**

**TENANT LEASE**

This Tenant lease is made the 15th, day of August 2020 between **HH&T Management**, (hereinafter called "Owner/ Landlord") and Jane Doe (Hereinafter referred to as Tenant).

**We lease to you and you rent from us the premises, described as follows:**

A three-bedroom home located at 0000 Daisy Lee Ave within the Daisy Lee Home subdivision located at 2120 N. Jones, located in Las Vegas, Nevada, 89108. This lease is subject to the following terms, conditions, covenants, and agreements:

1. **Term.** This lease will be for an initial term of 15 days. This agreement and the tenancy hereby granted may be terminated after the initial term has been completed at any time by either party hereto giving the other party not less than thirty (30) days prior notice in writing or as otherwise allowed by the laws of the state of Nevada.

1A. After twelve months the rent shall automatically increase by \$25.00 every twelve months. \_\_\_\_\_ **Tenant's Initials**

2. **Rent.**

A. The initial rent for the premises is \$693.00 for 15 days. The tenant portion starting September 1, 2020 is \$1,386.08 per month to be paid in the form of a **money order, cashier's check or Zelle paid to Big Bonanza LLC**, by or on behalf of you to us at the following address: 2009 Alta Drive, Las Vegas NV 89106 between the hours of 8am-5pm Monday -Thursday, Friday until 12 noon. Personal checks will not be accepted. Tenant's Initials \_\_\_\_\_ Rent shall be paid in advance on or before the first day of each month and is late on the sixth day. If rent is not paid by the third day, you will be charged a late rent charge of \$50.00 plus \$15 additional per day until the full amount of rent is paid. \_\_\_\_\_. The rent amount shown above does include the Tenant utilities of City sewer and trash payments every month.

**Summary of initial rents, charges and deposits: Received Payment prior to Occupancy**

|  |                   |
|--|-------------------|
| Rent for the period from: August 15 to August 31, 2020 | \$693.00          |
| Utilities Trash Republic Services & City Sewer         | \$ included above |
| Additional Deposit required                            | \$ 0.00           |
| Refundable Security Deposit (less damages)             | \$ 550.00         |
| Non-Refundable Deposit                                 | \$ 800.00         |
| Pet Fee Monthly \$35.00 (no pet)                       | \$ _____.00       |
| <b>TOTAL</b>   | <b>\$2,043.00</b> |

Monthly rent to HH&T \$1,386.08 \_\_\_\_\_ Initials.

3. **Security Deposit.** You will pay to us in advance of occupying the unit, a security deposit in the amount of 1,350.00 dollars. We may apply the deposit after you vacate the premises to repair any loss, utilities or damage caused by you or your guests to the premises or the development other than normal wear and tear. We also may apply the deposit for the payment of rent due or utilities owing by you. Within thirty (30) days after you vacate the premises, we will repay the security deposit, less any amounts deducted, to you at your forwarding address or such other address as you may designate. At the same time, we will provide you with a written itemized statement describing the reason for and the cost of any deductions from the deposit.

4. **Utilities.** You will pay, when due, all utilities (water, sewer, trash, power, gas, telephone, cable) and other charges in connection with your individual home \_\_\_\_\_ tenant initials. Except for the following which are to be paid by Owner: Taxes. If utilities are not paid by tenant, tenant agrees the Security deposit may be used to pay unpaid Utilities bills.

**HH&T shall receive from you each month for Republic Services \$14.58 + Sewer City of Las Vegas \$21.50 for a total of \$36.08. HH&T shall keep the utilities in company name and you agree to pay each month in addition to your rent.**

5. **Use.** You shall use the home as, and only as, your primary place of residence. You shall not cause or permit any illegal activity or use on the premises. The premises shall be occupied only by members of your household listed below. You must inform us in writing and receive written approval from us prior to allowing another person to reside in the home. The following is a list of household members: **No Pets allowed.** \_\_\_\_\_ **Tenant initial.**

| <b>Name:</b> | <b>SS#</b> | <b>Birthday</b> |
|--------------|------------|-----------------|
| Jane Doe     | 0871       | 08-14-1970      |
| John Doe     |            | 12-25-1970      |
| Judy Doe     |            | 06-24-2013      |
| Juan Doe     |            | 09-21-2010      |

Tenants may be permitted to have a guest(s) visit their household. Any person making recurring visits or one continuous visit of more than fourteen (14) days and/or nights or any portion thereof, in a 45-day period without consent of the management will be counted as an extended guest. You agree to pay the sum of \$25 per day fee for each extended guest remaining on the premises more than fourteen (14) days. Operating a daycare center out of your unit is not permitted.

7. **Maintenance.** You shall keep the premises, front and rear yards, sprinkler system and all fixtures, accessories, and appliances in a clean, sanitary, and safe condition. If you or your guests cause or permit damage to the premises, you shall be liable for the cost to repair the damage.
8. **Locks/Keys.** No locks may be changed. Lost door keys/mailbox keys will cost tenants \$20 dollars each. Failure to return any keys will cost \$100 dollars. No interior/exterior locks may be changed.
9. **Remodeling and Alterations.** You shall not undertake any remodeling, redecoration, or alteration, including painting and wallpapering, to the premises at any time.
10. **Rules.** You shall comply with written rules and regulations of the premises regarding use of the premises and common areas. We have provided a copy of the rules to you as a part of this lease. Any amendment to the rules shall be in writing and effective 5 days after the notice thereof to you. You shall not cause or permit on the premises or in common areas, excessive noise or any other activity, which disturbs the peace and quiet of other tenants or neighbors. You shall not cause or permit any activity constituting a nuisance on or about the premises or which adversely affects the health or safety of any person, nor shall you interfere with the management of the premises. You agree not to use the premises for any commercial enterprise or for any purpose, which is unlawful as against city, county, state or federal laws. By initialing as provided, you acknowledge receipt of a copy of such rules, a copy of which is attached to, and made apart of, this lease.

\_\_\_\_\_  
(Tenant's Initials)

\_\_\_\_\_  
(Tenant's Initials)

\_\_\_\_\_  
(Tenant's Initials)

11. **Sublease or Assignment.** You shall not sublease or assign this lease or any portion thereof. If you attempt to sublease or assign this lease, this lease shall be null and void and no right of another party to occupy the premises shall arise from any attempted sublease or assignment.

12. **Entry and Inspection.** We or our agent may enter and inspect the premises after giving reasonable 24 hour notice to you for:

- A. making necessary or agreed-upon repairs;
- B. inspecting for compliance with the terms of this lease;
- C. showing the premises to prospective lenders, purchasers, tenants, contractors, repair workers, or other company representatives;
- D. performing contracted pest control services;
- E. conducting **MONTHLY** and any other legitimate inspections.

Reasonable notice for the purpose of entry and inspection shall be given in writing. In addition, we or our agent may enter the premises without notice, if necessary, in an emergency and or fire or flooding.

13. **Joint Responsibility.** You must be **18 years** of age or older to sign this lease. You acknowledge that this lease is between us and each person executing this lease jointly and individually. In the event of default by any one, each and every remaining person who executed the lease shall be responsible for payment of the total rent stated in Section 2, Section 4 and all other provisions of the lease.

14. **Hold Harmless and Waiver.** We do not provide insurance for your personal property. You agree to indemnify and hold Owner/GPMG harmless and in no way accountable for any liability for personal injury or property damage caused or permitted by you or any other person on the premises with your consent. You are strongly advised to obtain Renter's Insurance to insure against accidents in your premises and to protect your personal property.

\_\_\_\_\_  
(Tenant's Initials)

\_\_\_\_\_  
(Tenant's Initials)

\_\_\_\_\_  
(Tenant's Initials)

15. **Possession.** If Management is unable, to deliver possession of the home at the time this lease begins, Management shall not be liable for any damage caused thereby, nor shall this lease be void, but you shall not be liable for rent until possession is delivered. You may terminate this lease by written notice to us if possession is not delivered within seven (7) days of the beginning of the term of this lease.

16. **Your Obligations.** You agree to:

- A. Comply with all obligations imposed upon you by applicable provisions of the property management company and local building codes materially affecting health and safety, and all applicable laws of civil and criminal liability.
- B. Keep the home/lot and such other areas as may be assigned for your exclusive use in a decent, clean, sanitary, and safe condition, and the inside of premises maintained according to reasonable, acceptable housekeeping standards.
- C. Dispose of all garbage, rubbish, and other waste from the premises in a sanitary and safe manner. Appropriate trash containers must be provided by the tenant on-site for trash pick up.
- D. Use only in a reasonable manner, and in a manner designed to conserve gas and electricity, all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances.
- E. Promptly notify us of the need for repairs (in writing) to the premises and known unsafe conditions in the common areas and grounds of the project, which may lead to damage or injury. Notification should be made to the office listed above, and not to individual maintenance personnel.
- F. Refrain from, and cause your household guests to refrain from destroying, defacing, or removing or altering any part of the premises or project, including placing contact paper, decals, or paint on the premises.
- G. Pay for the repairs or damages to the home, other facilities or common areas that you or your household or guests intentionally or negligently cause. Intentional abuse, graffiti, destruction, or other abuses to any portion of the property, internal or external, will not be tolerated and will be cause for eviction.
- H. **Conduct, or cause other persons who are on the premises with your consent to conduct themselves in a manner which will not disturb neighbors' peaceful enjoyment of their accommodations and will be conducive to maintaining the project in a decent, safe, and sanitary condition. Permitting known gang members or gang activity to occur within or around your home will be cause for eviction. Group drinking of alcohol and congregating for the purpose of partying is not permitted outside your home or on the premises of DAISY LEE HOMES at any time will be cause for eviction.** Tenant(s) initials \_\_\_\_\_
- I. **Refrain from illegal or other activity, which impairs the physical or social environment of the premises, and to not allow your guests or visitors to participate in such activity while on the premises.** Tenant(s) initials \_\_\_\_\_
- J. No numbered parking spaces are assigned. No parking on the lawns. Do not block access to other Tenants' vehicles or emergency vehicles. No unlicensed, uninsured, non-operable vehicles will be allowed on the premises at anytime. No vehicle repairs, maintenance, or washing will be allowed on site at anytime.
- K. Attend monthly or other Tenant meetings to inform management of important issues.

17. **Termination and Eviction**

- A. You agree to vacate the premises no later than the expiration date of such notice, remove all your personal property, and leave the premises clean and in good repair.
- B. Management may terminate this lease and if necessary evict you if:
  - (1) You fail to move out of the home on or before the effective date of termination; and or given in the notice required in subsection 16 B. Above.
  - (2) You materially breach the terms of this lease. A material breach means:
    - a. nonpayment of rent or any other financial obligation under the lease after expiration of a 3-day "pay or quit" notice, or
    - b. four or more late rent payments within any 12-month period received after the fifth day of the month, or

- c. failure to reimburse us within 30 days or other reasonable time agreed upon by you and Management for repairs required to maintain the premises (Section 7. of this lease), or
- d. negligent, intentional or malicious acts resulting in damages to the premises or any other portion of the project, or
- e. negligent, intentional or malicious acts which adversely affect the health, safety, or quiet enjoyment of any tenant or visitor to the premises, or
- f. negligent, intentional or malicious acts which interfere with Management responsibilities.
- g. discharge of any type of firearms, weapons, pellet, lazer guns, BB gun.
- h. sponsor outdoor gatherings and/or parties after 9:00 pm.
- i. group drinking of alcohol and congregating for the purpose of partying outside your home or on the premises of DAISY LEE HOMES at any time.
- j. glass bottles and containers or metal cans are prohibited outside of your home.
- k. **Pets** – ~~no~~ pets are allowed. If we find a dog or cat an immediately charge of \$175.00 will be charged due and payable. Animals must be approved at move in. \_\_\_\_\_ **Tenant Initial**

- (3) You fail to provide true, correct and complete information about your household.
- (4) You fail to fulfill the obligations of this lease.

C. Any notice of termination or eviction shall contain a statement of the facts constituting the cause for the termination or eviction and statement of your rights.

18. **Waiver.** Management’s failure to insist upon the strict performance of the terms, covenants, agreements, and conditions contained herein, or any of them, shall not constitute or be construed as a waiver or relinquishment of their right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

19. **Disputes.** In the event of a dispute arising out of this lease, if costs and expenses for litigation are incurred, the prevailing Party shall be entitled to reasonable attorney’s fees and expenses.

20. **Additional Lease Provisions.** Additional provisions are incorporated and attached to this lease as Exhibit(s)1 (Addendum for Drug Free Housing & Home House Rules) and 2 (Lease to Own Agreement)

\_\_\_\_\_  
(Initials) (Initials) (Initials) (Initials)

21. **Acknowledgment.** As consideration for your continued fulfillment of the terms and conditions of this lease, we agree that you may, during the effective period of this lease, have and enjoy the premises described above. This Lease Agreement is subordinate to all recorded covenants and conditions which are now in effect and to all ground or underlying leases, mortgages, or deeds of trust which may now or in the future effect the real property of which the leased premises forms a part, including leases, mortgages, and deeds of trust which cover this real property and other premises as a blanket lien or otherwise, and to all renewals, extensions, modifications, consolidations and replacements of them. This clause shall be self-operative and no further instrument or act shall be required to effectuate this subordination, but, in confirmation of this subordination, you agree that you shall execute promptly any certificate or document which we may request.

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**TENANT LEASE**

22.

**It is important that you the tenant pay your rent on time.**

**The company has obligations financial like yourself.**

**If HH&T has to evict a you as a tenant our cost. We charge you \$50.00 late fee plus \$15.00 per day until you pay current, which still does not cover our cost.**

***Third Party Fees for Evictions or Services Rendered***

| <b><i>Eviction Service</i></b>  | <b><i>Description</i></b>                                   | <b><i>Price\$</i></b> |
|---------------------------------|---|-----------------------|
| 5 Day Notice, Mileage & Postage | Creating/Posting 5 Day Notice, Gas and Mailing first        | 42.00                 |
| Additional 5 Day Notice (each)  | Creating/Posting Additional 5 Day Notice per tenant         | 25.00                 |
| Efile (each)                    | Efiling and Processing after 5 business days                | 25.00                 |
| Court Preparation               | Prepping and pulling files to go to court                   | 100.00                |
| Court Case                      | Schedule and representing HH&T in Court                     | 100.00                |
| Constable Reimbursement/Parking | Constable Fee for Lockout and Parking                       | 75.00                 |
| Constable Meeting to Lock Out   | Meet with Constable at Daisy Lee Homes for Property Lockout | 75.00                 |
| Move out and Make Ready List    | Make Ready List (days tenant stores belongings)             | 150.00                |

**It will cost HH&T \$592.00 to take our home back through the court system. That does not include loss rent of at least \$1200.00. An eviction cost the owner \$1,592.00**

I \_\_\_\_\_ agree to pay late fees, if I am late paying my rent.

Please initial so the judge knows we explained the importance of paying on time. We are losing money if you don't pay your rent \_\_\_\_\_ **Tenant initial.**

**HH&T MANAGEMENT**

**Frank Hawkins**

LANDLORD/LESSOR  
Authorized Signature

\_\_\_\_\_ Date

**Tenant/s' Signature/s:**

Co-Tenant

\_\_\_\_\_ Date

Co-Tenant

\_\_\_\_\_ Date

Co-Tenant

\_\_\_\_\_ Date

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**COMMUNITY POLICIES AND PROCEDURES  
ADDENDUM TO THE LEASE AGREEMENT**

It is management's goal to maintain this development as an outstanding community in this area. In order to promote and maintain this community, and as a condition of residency, management has established the following policies. All residents and guests must abide by these policies, as they are essential for the comfort and convenience of all community residents.

1. **Service Requests.** All requests for service should be made to the management office IN WRITING. We will relay the request to the maintenance team. Any plumbing leak of a serious nature, frozen water lines, lack of heat in winter or electrical failure should be considered an emergency in which case management should be notified immediately. Air conditioner problems will not be considered an emergency unless the outside temperature exceeds 95°. Any expense incurred by management as a result of mistreatment of the home or common areas will, insofar as necessary, be assessed against the resident(s) responsible. For your convenience and information, a set of instructions for the operation of appliances and mechanical equipment is available upon request. If, for any reason, it should be necessary to call FIRE, RESCUE, or POLICE for assistance, please call 911 directly for help rather than the management office. Notify management immediately AFTER calling the police or other emergency agency.
2. **Deliveries and Package Acceptance.** The management office will not accept deliveries for you when you are not at home. Packages will not be accepted for you in the event of your absence and kept at the management office. Consequently, management will assume no responsibility for the delivery or for any theft or breakage resulting from the delivery
3. **Guests.** Guests and visiting children should limit their stay to no more than 14 days duration per visit unless prior written permission has been obtained from management. You are responsible for the conduct of your guests. Please help make their stay more enjoyable by informing them of the community policies in advance. We may exclude guests or others who, in our judgment, have been violating the law. Violating the lease or any community rules; disturbing other residents, neighbors, visitors, or owner representatives. We may also request the removal from premises a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant or guest of a specific resident.
4. **Common Areas and Supervision of Children.** All common areas, including but not limited to parking areas, courtyard areas, sidewalks, lawns must be kept clear at all times of any trash, refuse, bicycles, athletic equipment, riding and other toys. If management personnel notice any such items, they will be picked up by management and may be retrieved from the manager's office upon paying a storage fee of \$5 per day. If not picked up in 10 days they may be disposed of in any manner, including possible donation to a charitable organization. Common areas are for the use and enjoyment of all residents at the community. No loitering is permitted. Any residents, occupants and/or their guests conducting themselves in any unreasonable or offensive manner shall be subject to removal from the common areas and such conduct shall further constitute a breach of the lease. The landscaping is provided to enhance the beauty of the community. No playing is allowed in any landscaped area. Play should be limited to those areas designated (when provided by management) for playing outside games. **For health and safety reasons, residents and/or their guests may not serve alcoholic beverages in any common area.** Children should not be permitted to remain in the common areas of the community without such supervision and must have access to their home upon return from school or other activity. The failure of resident to provide such supervision and access shall constitute a breach of the resident's lease and be deemed as grounds for eviction.
5. **Recreational Facilities.** Resident agrees to hold the Owner and/or management harmless for any and all injuries, accidents, or loss suffered by resident, occupant and/or any permitted guests by reason of any use or misuse of the equipment, common areas or facilities of this community.
6. **Solicitors and Salespeople.** Because management wants all residents to enjoy the privacy of their homes, we ask that any uninvited solicitors or salespeople be reported to the management office immediately.
7. **Trash Removal Service.** As part of your residency, trash removal service is provided on a regular schedule. You are required to pay the trash collection fee. Please wrap all refuse securely and place it in the appropriate receptacle provided for your convenience. Please do not place large articles such as furniture, mattresses, etc. in front of your home, since the removal service will not dispose of these items. You must remove these types of items from the site.
8. **Disturbances, Noises, etc.** Residents must refrain from making or permitting any disturbing noises by their family members or guests. Any noisy or boisterous conduct, including the loud playing of stereos, televisions or musical instruments, which would disturb the peace and quiet of other residents, is absolutely prohibited. The practice of illegal activities is prohibited and grounds for eviction.
9. **Exterior Alterations.** In order to maintain an attractive community, no alterations to the exterior or interior of the building may be made by residents. The only exception will be the displaying of the American flag. This means of mounting the flag must be approved by management.

10. **Window Treatments.** In order to enhance the appearance of your community, all window treatments have been provided. Sheets, blankets, foil, etc., are not to be hung in place of the window treatments provided by management.
11. **Water Beds.** No waterbeds are allowed. If waterbeds are found in the unit after the signing of the lease, you will have 72 hours to remove the bed from the premises. Failure to do so will be cause for eviction.
12. **Renter's Insurance.** It is recommended that the resident secure renter's insurance for the contents of the home in addition to liability coverage for major occurrences. Make sure your policy is current at all times. Neither Owner nor the management company will be responsible for resident's belongings.
13. **Furnishings.** All equipment, appliances and amenities in the home are to be used for the purposes intended and in accordance with any instructions provided. Alteration of these furnishings is strictly prohibited. No appliances other than (washer and dryer) may be installed or stored in the home unless written permission has been obtained from management. Do not overload the dishwasher and do use only detergents made for automatic dishwashers. Turn on cold water before starting your disposal. To keep your disposal in good working order, do not grind bones, rinds or stringy foods. If your disposal stops, check the reset button (located on the side of the disposal) before reporting the problem to management. Do not flush paper towels, disposable diapers, aluminum can tabs, sanitary napkins, tampons, or cotton swabs in the toilet. Resident will be charged for plumbing service if one is needed.
14. **Barbecue Grills.** Barbecue grills must be used at least 7 feet from any building structure and must be attended at all times to prevent the injury to children or other residents and their property.
15. **Parking Spaces.** No assigned parking. Under no circumstances will parking on the grass or in restricted areas be permitted. Unauthorized, abandoned, improperly licensed, and non-operational vehicles will be towed at the car owner's expense. RVs, trailers, and boats are not permitted on the site at anytime.
16. **Motorcycles/Mopeds.** Motorcycles and mopeds are permitted in this community. They may be parked within the garage with protective material under the kickstand area to prevent damage and collect gas or oil. At no time may any gasoline powered vehicles, explosive material, or fluids be stored inside the home.
17. **Car Wash and Repair.** Due to the damage caused to asphalt and landscaping by detergents and cleaning solvents, washing of cars or other vehicles in the community is not permitted. Also, repairs or maintenance of automobiles, motorcycles, and mopeds is not permitted on the site at anytime.
18. **Lease Termination.** In accordance with your lease contract, other than for military transfers, we require that the lease term be fulfilled and that you provide a minimum of at least 30 days written notice of your intent to move out on or before expiration of your lease. We must have a written forwarding address from you before any security deposit can be refunded. The home must be left in the condition described in the move-out instructions.
19. **Satellite Dish or Antenna.** No satellite dish or antenna may be installed on the leased property.
20. **Move-Outs.** If you plan to move out of your home prior to the expiration of the lease, you will forfeit all fees and deposits.
21. **Assumption of Liability.** Neither the Owner nor the management company shall be liable to resident or to any other person on the premises for any damage to persons or property caused by the wrongful act, omission, negligence of resident, or any other persons on the premises with resident's consent, or caused by the wrongful act, omission or negligence of any other resident or other resident's family, licensees, or invitees. Neither the Owner nor the management company shall be liable for loss or damage to any property of residents or resident's family, employees, or guests at any time located in the leased premises or on any lands and/or buildings of which the leased premises are part, whether due to theft, or suffered by reason of fire, rising water, rain, hail, lightning, explosion or any other cause beyond the Owner's or management company's control. Landlord shall not be liable for any injury to property or persons resulting from any failure or interruption of any utilities or of heating, air conditioning or plumbing systems, unless such failure or interruption is due to Owner's or management company's unreasonable delay and wrongful act or omission, and gross negligence following notice to Owner or management company of such defect or condition. Should the resident or any other person on the premises with resident's consent use any laundry, or recreational facilities connected with the land or buildings of which the leased premises are a part, with or without Owner's or management company's consent, the use thereof shall be wholly at the risk of the person using same, and neither Owner nor management company shall be liable for any injury to persons or loss of or damage to property arising from such use. Resident hereby releases Owner and management company, and their successors and assigns, from any and all claims and damages which may arise out of any accidents or injuries to the resident or any other person on the premises with the resident's consent that may occur in connection with use of such facilities. Resident hereby assumes, for the resident and any other person on the premises with the resident's consent, any and all risks from any accidents in connection with use of said facilities and agrees that neither the Owner nor the management company shall be held liable for any such injury sustained by resident or any such persons in connection with use of said facilities.

**SIGNED AND ACKNOWLEDGED:**

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

By: \_\_\_\_\_

By: \_\_\_\_\_



**HH&T MANAGEMENT**  
**2120 N. Jones**  
**Las Vegas, NV 89108**  
**Tel: (702) 357-2809 Fax: (702) 868-4274**

NOTICE TO ALL RESIDENTS

**Dear Resident:**

We are proud to participate in the Crime-Free Multi-Housing Program sponsored by the **Las Vegas Metropolitan Police Department**.

This is a nationwide program that has proven effective in reducing crime and raising residents' safety awareness.

In this regard, we offer the following reminders and suggestions for staying aware of **your safety**, not only now, but at all times

1. Always lock your doors and windows not only when you leave, but also when you are inside your home.
2. Before opening your door, always identify who is on the other side. Ask for service personnel (cable installers, police, maintenance, etc.) for proper identification.
3. Keep the telephone numbers of local law enforcement agencies in a readily accessible place.
4. If you see or hear something strange or witness any illegal activity, be sure to notify the local police department.
5. Know your neighbors and watch out for one another.
6. If you lose your home key or should any locks in your home be broken or non-functioning, it is your responsibility to notify management.
7. In the event that you do need police protection, be sure to call the local police department. Do not contact management this will only delay the response time.
8. We suggest that residents maintain renter's insurance. It is very affordable and will insure against the loss of your possessions and the property of anyone in your home. You are still primarily responsible for your own safety, along with the local police department. Management is not responsible for your security.
9. As supporters of the Crime-Free Multi-Housing Program, we will be requiring all residents to sign a lease addendum for drug-free housing.

We appreciate your cooperation with this program. If you have any questions regarding this program, please feel free to contact our office during regular business hours, and we will be happy to answer them for you.

Thank you for your cooperation,

**DAISY LEE HOMES**

By: \_\_\_\_\_  
Resident signature

By: \_\_\_\_\_  
Resident signature

By: \_\_\_\_\_  
Resident signature

**DAISY LEE HOMES**  
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DRUG-FREE HOUSING ADDENDUM

In consideration for the execution or renewal of a lease of the home identified in this lease; management and Resident agree as follows:

1. Resident, any member of the resident's household, or a guest or other person under the resident's control, shall not engage in criminal activity, including drug related criminal activity on or near property premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use of a controlled substance, 21 USC §802.
2. Resident, or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity including drug-related criminal activity, regardless of whether the individual engaging in such activity a member of the household or guest is.
3. Resident, or members of the household will not engage in manufacture, sale, distribution of illegal drugs at any location, whether on or near premises or otherwise.
4. Resident, any household member of the resident's household, or guest or other person under resident's control shall not engage in violence, including, but not limited to unlawful discharge of any firearms on or near the premises.
5. In case of conflict between the provisions of this addendum and other provisions of the lease, the provisions of the addendum shall govern.
6. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in **Nevada Revised Statutes**, at any locations, whether on or near the dwelling unit premises or otherwise.
7. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution, as defined in Nevada Revised Statutes, criminal street gang activity as defined in Nevada Revised Statutes, threatening or intimidating another, as prohibited in Nevada Revised Statutes, assault as prohibited in Nevada Revised Statutes including but not limited to, the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of landlord, his agent or other tenant, or involving imminent or actual serious property damage, as defined in Nevada Revised Statutes.
8. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease under **Nevada Revised Statutes**. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
9. This addendum is incorporated into the lease executed or renewed this day between Management and Resident.

Resident: \_\_\_\_\_

Date: \_

Resident: \_\_\_\_\_

Date: \_\_\_\_\_

Resident: \_\_\_\_\_

Date: \_\_\_\_\_

Property Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**HH&T MANAGEMENT**  
**2120 N. Jones**  
**Las Vegas, NV 89108**  
**Tel: (702)357-2809 Fax: (702) 868-4274**

**RULES FOR RESIDENTS**

1. Residents will supervise children while on the premises.
2. Residents should ensure toys are kept out of streets, and away from common areas at all times to prevent accidents. Tricycles, Big Wheels, and similar children's vehicles should be used with the supervision of an adult.
3. Residents should ensure that children are not outside playing alone at night. Children walking outside on the premises at night should always be accompanied by an adult or other appropriately mature family member.
4. Any adult suspected of or caught abusing or attempting to molest a child will be reported to the appropriate law enforcement entity and will be evicted.
5. Parents or other adult residents in the home will be held solely responsible for any property damage done by children to the common areas or to the rental unit.
6. Parents or other adult residents in the home will be held solely responsible for the destructive, disruptive and/or violent behavior of their children toward other residents, and any violation will result in the eviction of the child's family from the unit and the property.
7. No satellite dish or antenna may be installed on the leased property.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

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**ADDENDUM TO LEASE AGREEMENT FOR SATELLITE DISH AND ANTENNA SYSTEMS**

Under a Federal Communications Commission order, you as our resident, have a limited right to install a satellite dish or receiving antenna on the leased premises. The owner is allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you agree to follow:

1. **Number and size.** You may install only one (1) satellite dish or receiving antenna on leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. An antenna may receive but not transmit signals.
2. **Location.** Location of the satellite dish or antenna is limited to (a) inside your dwelling, or (b) in an area outside your dwelling such as balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, windowsill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use. Refer to FCC Restrictions attachment.
3. **Safety and non-interference.** Your installation: (a) must comply with reasonable safety standards, (b) may not interfere with our cable, telephone or electrical systems or those of neighboring properties, (c) may not be connected to our telecommunications systems, and (d) may not be connected to our electrical systems except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (a) securely attaching it to a portable, heavy object such as a small slab of concrete; (b) clamping it to a part of the building's exterior that lies within your leased premises (such as balcony or patio railing without protruding over the railing); (c) or any other methods approved by us. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.
4. **Signal Transmission from Exterior Dish or Antenna to Interior of Dwelling.** Under the FCC order, you may not damage or alter the leased premises and may not drill holes through outside walls, door jams, windowsills, etc. If your satellite dish or antenna is located outside your dwelling (on a balcony, patio, etc., the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (a) running a "flat" cable under a door jam or window in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (b) running a traditional or flat cable through a pre-existing hold in the wall (that will not need to be enlarged to accommodate the cable); (c) connecting cables "through a window pane" similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window, without drilling a hole through the window; (d) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (e) any other method approved by us.
5. **Workmanship.** In order to assure safety, the strength and type of materials used for installation must be FCC approved. Installation must be done by a qualified person or company.
6. **Maintenance.** You will bear the sole responsibility for maintaining your satellite dish, antenna, and all related equipment.
7. **Removal and damages.** You must remove the satellite dish or antenna and other related equipment when you move out of the dwelling. You must pay for any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment.
8. **Liability Insurance and Indemnity.** You must take full responsibility for the satellite dish or antenna and must provide us with evidence of liability insurance naming us an additional insured to protect us against claims of personal injury and property damage to others relating to your satellite dish or antenna. The insurance coverage must be \$100,000 (one hundred thousand dollars) which is an amount reasonable determined by us to accomplish that purpose. This coverage must be maintained throughout your residency. You agree to hold us harmless and indemnify us against any of the above claims by others.
9. **Security Deposit Increase.** A security deposit increase (in connection with having a satellite dish or antenna) is required. Your security deposit (in your lease contract) will be increased by an additional sum of \$250 (two hundred fifty dollars) in order to help protect us against possible repair costs, damages, or failure to remove at time of move out. This security deposit does not imply a right to drill or otherwise alter the leased premises.

You may start installation of your satellite dish or antenna only after you have: (1) Signed this addendum; (2) provided us with a copy of written proof of the liability insurance referred to in a paragraph 8 of this addendum; and (3) paid the additional security referred to in paragraph 9 of this addendum. When you have met these requirements, we will issue our written authorization by signing the bottom of this addendum.

Resident \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_ Date \_\_\_\_\_

**HH&T MANAGEMENT**  
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|  |
|--|
| SATELLITE DISH AND ANTENNA APPROVAL FORM |
|--|

The signing of this form constitutes the approval of management for installation of a Satellite dish or antenna of a similar size. By signing the approval form you are agreeing to the terms set forth in the **Addendum to Lease Agreement for Satellite Dish and Antenna Systems**. If at any time the agreement is broken, management has the right ask for immediate removal of the satellite dish or antenna from the leased dwelling. The terms of the agreement have been met as follows:

1. Signed Addendum to Lease Agreement for Satellite Dish and Antenna Systems Dated: \_\_\_\_\_.
2. Written proof of liability Insurance coverage of \$100,000 Insurance Company: \_\_\_\_\_ Attach a copy of insurance coverage.
3. Additional Security deposit of \$250.  
Date when full payment received: \_\_\_\_\_.

Approval form signed and dated by all parties involved.

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

**HH&T MANAGEMENT**

By: \_\_\_\_\_ Date: \_\_\_\_\_

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**DISPOSAL OF PERSONAL PROPERTY IN CASE OF DEATH OF A RESIDENT**

I, \_\_\_\_\_, residing at address \_\_\_\_\_, located at Daisy Lee Homes as of \_\_\_\_\_, 200\_\_, hereby authorize the Manager of HH&T to enter the premises and to allow the following person(s): \_\_\_\_\_, (relationship: \_\_\_\_\_), contact at: \_\_\_\_\_ (telephone number), to remove my belongings within 1 – 5 days of my demise and to be held harmless for any losses or thefts by the above-named person.

I realize that the Manager of the DAISY LEE HOMES will lose income if my home is not quickly re-leased, and, barring any police or other forensic investigation relating to my death, I give my consent, not under duress, for entry and removal of my belongings by the Manager. I authorize the relative noted above to reimburse for any moving or storage expenses incurred as the result of having to remove my belongings from the premises.

\_\_\_\_\_  
Resident Signature                      Date\_\_\_\_\_

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
**Manager's Signature**                      **Date**\_\_\_\_\_

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**SMOKE DETECTOR AGREEMENT**

THIS AGREEMENT is entered into this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, by and between **HH&T MANAGEMENT**, (Landlord/Manager), and \_\_\_\_\_, “Resident” (Tenant).

IN CONSIDERATION OF THEIR MUTUAL PROMISES, OWNER AND RESIDENT AGREE AS FOLLOWS:

1. Resident is renting from Owner the premises located at:  
Daisy Lee Homes, 2120 N. Jones, Las Vegas, NV 89108 managed by HH&T
2. This Agreement is an Addendum and part of the Rental Agreement and/or Lease between Owner and Resident.
3. The premise(s) are equipped with a smoke detection device(s).
4. The Resident acknowledges the smoke detector(s) was/were tested and its/their operation explained by management in the presence of the Resident at time of initial occupancy and the detector(s) in the unit was/were working properly at that time.
5. Each Resident shall perform the manufacturer’s recommended test to determine if the smoke detector(s) is/are operating properly at least once a week.
6. Initial ONLY IF BATTERY-OPERATED: \_\_\_\_\_ .  
By initialing as provided, each Resident understands that said smoke detector(s) and alarm is hard wired and a 9-volt battery operated unit and it shall be each Resident’s responsibility to:
  - a. ensure that the battery is in operating condition at all times;
  - b. replace the battery as needed (unless otherwise provided by law); and
  - c. if, after replacing the battery, the smoke detector(s) do(es) not work inform the HH&T or authorized agent immediately in writing.
7. Resident(s) must inform the HH&T or authorized agent immediately in writing of any defect, malfunction or failure of any detector(s).
8. If local law requires the Owner to test the smoke detector, the Resident shall allow the HH&T or his agent access to the premises for that purpose.

***Notice: Failure to maintain or disconnection of the smoke detector may be cause for eviction.***

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
**MANAGER’S SIGNATURE**

\_\_\_\_\_  
**DATE**



|                         |               |
|-------------------------|---------------|
| MOVE-IN/MOVE OUT REPORT |               |
| Resident Address        |               |
| Move in date            | Move out date |

**HH&T Management**  
**2120 N. Jones**  
**Las Vegas, NV 89108**  
**Tel: (702) 357-2809 Fax: (702) 868-4274**

\_\_\_\_\_

Resident Signature

\_\_\_\_\_

Property Manager Signature

The premises are being delivered in clean, sanitary, and good operating condition, with no spots, stains, marks or damages, unless otherwise marked in the "Move in Exceptions" box.

| Item                                   | Move-In Exceptions               | Move-Out Condition                | Itemized charges if applicable |
|--|----------------------------------|-----------------------------------|--------------------------------|
| <b>Living Room, Dining Room, Halls</b> |                                  |                                   |                                |
| Walls/Ceiling                          |                                  |                                   |                                |
| Floor/Carpet                           |                                  |                                   |                                |
| Closets/Doors/Locks                    |                                  |                                   |                                |
| Lights/Mirrors                         |                                  |                                   |                                |
| Drapes/Rods/Blinds                     |                                  |                                   |                                |
| Windows/Tracks/Screens                 |                                  |                                   |                                |
| <b>Kitchen</b>                         |                                  |                                   |                                |
| Walls/Ceiling/Floor                    |                                  |                                   |                                |
| Countertops/Tile                       |                                  |                                   |                                |
| Cabinets/Closets                       |                                  |                                   |                                |
| Oven/Stove                             |                                  |                                   |                                |
| Hood/Fan/Lights                        |                                  |                                   |                                |
| Refrigerator                           |                                  |                                   |                                |
| Dishwasher                             |                                  |                                   |                                |
| Sink/Faucet/Disposal                   |                                  |                                   |                                |
| Windows/Doors/Screens                  |                                  |                                   |                                |
| <b>Bedrooms</b>                        | <b>Specify BR #1, #2, #3, #4</b> | <b>Specify BR #1, #2, #3, #4</b>  |                                |
| Walls/Ceiling                          |                                  |                                   |                                |
| Floor/Carpet                           |                                  |                                   |                                |
| Lights/Mirrors                         |                                  |                                   |                                |
| Drapes/Rods/Blinds                     |                                  |                                   |                                |
| Windows/Tracks/Screens                 |                                  |                                   |                                |
| Closets/Doors/Shelves                  |                                  |                                   |                                |
| <b>Bathrooms</b>                       | <b>Specify BR #1, #2,#3, #4</b>  | <b>Specify BR #1, #2, #3, #43</b> |                                |
| Walls/Ceilings                         |                                  |                                   |                                |
| Floor                                  |                                  |                                   |                                |
| Cabinets/Mirrors                       |                                  |                                   |                                |
| Sink                                   |                                  |                                   |                                |
| Tub/Shower                             |                                  |                                   |                                |
| Tile/Shower                            |                                  |                                   |                                |
| Lights/Vent Fan                        |                                  |                                   |                                |
| Toilets                                |                                  |                                   |                                |
| Windows/Doors                          |                                  |                                   |                                |
| Towel bar/Accessories                  |                                  |                                   |                                |
| <b>Heater/Air Conditioning</b>         |                                  |                                   |                                |
| <b>Balcony/Patio</b>                   |                                  |                                   |                                |
| <b>Smoke Detector</b>                  |                                  |                                   |                                |
| <b>Number of Keys</b>                  | <b>Unit      Mailbox</b>         | <b>Unit      Mailbox</b>          |                                |

