



# BLUE ASSETS, LLC

## LEASE AGREEMENT

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#### 1. LANDLORD: Blue Assets, LLC

##### 1.1. CONTACTING THE LANDLORD:

1.1.1. **PHONE NUMBER:** Text (440) 634-2583. Phone calls will NOT be accepted.

1.1.2. **EMAIL:** [info.blueassets@gmail.com](mailto:info.blueassets@gmail.com)

1.1.3. **WEBSITE:** [blueassets.org](http://blueassets.org)

1.1.3.1. The Tenant(s) will submit all non-emergency maintenance requests through the website. See Section 21, *Maintenance Requests* for more information.

#### 2. TENANT(S): This Lease Agreement is between the Tenant(s) listed below and the Landlord, Blue Assets, LLC.

2.1. **NAME:**

2.2. **NAME:**

**3. HOUSEHOLD MEMBERS:** The following persons may reside at the Contract Unit. Other persons may NOT be added to the household without prior written approval from the Landlord and the PHA.

**3.1. TENANT(S) RESPONSIBILITIES FOR HOUSEHOLD MEMBERS:** The Tenant(s) are responsible for household members and their guests. If household members, including guests, violate this Lease Agreement, Tenant(s) will be considered to have violated this lease.

**3.1.1. NAME:**

**3.1.2. NAME:**

**3.1.3. NAME:**

**3.1.4. NAME:**

**4. CONTRACT UNIT:** 22537 Lenox Drive, Fairview Park, OH 44126

**5. LEASE TERM:**

**5.1. LEASE START DATE:** (01/01/2026) January 01, 2026

**5.1.2. WELCOME LETTER:** The landlord will provide a *Welcome Letter* when your application is approved. The Welcome Letter is part of this Lease Agreement. The Tenant(s) consents that all terms must be met in the Welcome Letter prior to receiving keys to the Contract Unit.

**5.2. LEASE END DATE:** (01/01/2027) January 01, 2027

**5.2.1. RENEWAL AND HOLDOVER:** The Landlord may provide a Lease Renewal Notice, at least (60) days before the Lease End Date, that provides an extension of this Lease Agreement. The extension may propose a new monthly rent, which could be more than the current Monthly Rent Amount, with other possible changes.

**5.2.2. END OF LEASE:** The Landlord may provide an End of Lease Notice, at least sixty (60) days before the Lease End Date, that require the Tenant(s) and Household Members to vacate the Contract Unit on the Lease End Date.

**5.2.2.1. EVICTION NOTICE:** If the Tenant(s) continues to occupy the Contract Unit two (2) days after the Lease End Date, the landlord will start the legal eviction process in Ohio. Their full security deposit will NOT be refunded.

**5.2.3. EARLY LEASE TERMINATION / BUYOUT FEE:** Equal to one Monthly Rent Amount. The Tenant(s) have the option to terminate this Lease Agreement prior to the Lease End Date. To exercise this option, the Tenant(s) must provide the Landlord with written notice of intent to Terminate the Lease Early, at least sixty (60) days prior to the desired termination date; Upon payment of the Buyout Fee, vacating the Contract Unit in accordance with Section 34 *Moving-out*, and meeting the Lease Agreement requirements, this Lease Agreement will terminate, and the Tenant(s) will have no further obligations except for the amounts accrued through the termination date. The Buyout Fee is non-refundable.

**6. RENT:** Rent is due on or before the 5th of each month during the Lease Term.

**6.1. MONTHLY RENT AMOUNT:** \$777

**6.1.1. TOTAL RENT FROM TENANT(S) PER LEASE TERM:** \$9,324

**6.1.2. LATE RENT FEE:** Failure to pay rent on or before the 5th of each month will result in a Late Fee Charge. See Section 14 *Other Charges*.

**6.2. PRORATED RENT:** \$700 for the first month only.

**7. SECURITY DEPOSIT:** \$1,554 due on or before the Lease State Date.

**7.1. REFUNDS:** The Tenant(s) are required to provide their forwarding address in writing to the Landlord for the return of the Security Deposit with an itemized accounting of any deductions after the Tenant(s) vacate the Contract Unit on the Lease End Date with prior written notice indicated in Section 34 *Moving-out*.

**7.2.1. DEDUCTIONS:** The Landlord may use the Security Deposit to cover costs if the Tenant(s) violate this Lease Agreement and/or caused damage beyond what is considered normal wear and tear. The following list are Deduction Examples: unpaid rent, unpaid utilities, damage caused by negligence, carelessness, or abuse that include but are not limited to the following: holes bigger than the size of a quarter, tears, burns, stains; replacement cost of property that was in or attached to the Contract Unit and is missing or removed; unauthorized rekeying and access control devices; removing abandoned tenant property; removing illegally parked vehicles, animal-related charges; government fees or fines against the Landlord for violation; late-payment, returned-check charges and attorney's fees for violation.

**8. PHOTOGRAPHS:** The Tenant(s) acknowledge that the photographs provided in the rental listing accurately represent the condition of the Contract Unit at the Lease Start Date. The listing photos are incorporated into this Lease Agreement for the purpose of documenting the existing conditions of the Contract Unit at the Lease Start date. The Tenant(s) also acknowledge that any sent / submitted photographs from the Tenant(s) will become part of this Lease Agreement.

**9. UTILITIES:** The Tenant(s) are responsible for contacting / setting up service with the utility companies, paying the utility companies, and keeping utilities activated each month of this Lease Agreement / the entire Lease Term.

Water Company           (111) 222-3333

Gas Company             (444) 555-6666

Electric Company       (777) 888-9999

**10. SATELLITE DISH AND ANTENNA:** The Tenant(s) may not install any satellite dish, antenna, or similar device without the Landlord's prior written consent. If approved, installation must comply with all laws, be placed only in permitted areas, and NOT damage the building or create safety hazards. The Tenant(s) are responsible for all installation costs, repairs, and removal at Move-Out, including restoring any affected surfaces to their original condition.

**11. RENTER'S INSURANCE AND LIABILITY:** The Tenant(s) are required to purchase and maintain a Renter's Insurance and Liability Coverage policy of \$100,000 during the entire Lease Term, covering the Tenant(s), including Household Members, guests and occupants, for personal injury, personal property and property damage. The insurance carrier must be an AM Best rating of a B+ or better that is licensed in Ohio.

**12. PETS:** The charges listed below are in addition to the Tenant(s) Monthly Rent Amount specified in Section 06 *Rent*.

**12.1. INITIAL PET FEE:** \$250 for one, \$350 for two. This is a one-time, nonrefundable fee.

**12.1.2. MONTHLY PET RENT:** \$50 per month

**12.1.3. MAXIMUM PETS ALLOWED:** Two (2) pets allowed per Contract Unit per Lease Term.

**12.1.4. PET ADDENDUM:** If a pet is approved, a *Pet Addendum* must be signed by the Tenant(s).

**12.1.5. UNAPPROVED PETS:** If the Tenant(s) bring a pet into the Contract Unit and fail to notify the Landlord with prior written notice and approval, the Landlord has the right to charge pet fees, beginning at the time of when the Tenant(s) acquired the pet, as a Monthly Pet Rent. The Tenant(s) will also be charged an additional fee of \$100 per day until the pet has received proper approval from the Landlord or until the pet is removed from the Contract Unit due to exceeding the Maximum Pets Allowed per Contract Unit.

**12.1.6. ASSISTANCE ANIMAL ADDENDUM:** An assistance animal is not considered a pet. If the landlord approves an assistance animal as a reasonable accommodation for a disability-related need, the tenant(s) must sign the *Assistance Animal Addendum*, which will become part of this Lease Agreement.

**13. ADDITIONAL RENT:** Additional Rent includes but is not limited to Monthly Pet Rent, Late Fee Charges, and Other Charges. If the Tenant(s) fails to perform any obligations as part of this Lease Agreement, the Landlord has the right to charge the Tenant(s) an additional amount of money as "Additional Rent" for performing the tenant(s) obligations and incurred expenses. Additional Rent is due is due when the next Rent payment is due.

**14. OTHER CHARGES:** The charges listed below are in addition to the Tenant(s) *Monthly Rent Amount* (Section 6.1) and can be considered Additional Rent.

**14.1 LOST KEY FEE:** \$25.00 per occurrence

**14.2. LOCK CHANGE FEE:** \$50.00 per occurrence

**14.3. TENANT ADD-ON OR RELEASE ADMINISTRATIVE FEE:** \$100 per occurrence

**14.4. SHOWER DRAIN CLOGGED FEE:** \$50.00 per occurrence

**14.4.1. SHOWER DRAIN STRAINERS:** Tenant(s) must use the provided shower drain strainer outlined in Section 19 *Tenant(s)' Responsibility*. Additional shower drain stainers will be provided at no additional cost to the Tenant(s) when requested.

**14.5. LATE FEE CHARGE:** 10% of the Monthly Rent Amount and is considered *Additional Rent* (Section 13). This fee is activated if you do not pay Monthly Rent Amounts, Additional rent or Other Charges on or before the 5th of each month.

**14.5.1. FAILURE TO PAY RENT AND THE LATE FEES:** If the Tenant(s) does NOT pay their rent and the late fee before the 10th of the month, the Landlord has the right to start the eviction process.

**14.6. RETURNED PAYMENT FEE:** \$25.00 per occurrence. This fee is activated if your payment is rejected by the bank, credit card company or other financial institution.

**14.7. LEASE VIOLATION FEE:** \$100 per offense

**14.8. LEGAL EXPENSE CHARGES:** These expenses include Attorney fees and expenses, court fees and court agency fees that are variable, as permitted by the law.

**14.9. DAMAGE (TO CONTRACT UNIT) CHARGE:** These expenses are variable and are for the reimbursement of cost for restoring damage or removed appliances from the Contract Unit.

**14.10. EARLY LEASE TERMINATION / BUYOUT FEE:** Equal to one Monthly Rent Amount. Refer to Section 5.2.3. *Early Lease Termination / Buyout Fee*.

**15. LANDLORD'S RIGHT OF RE-ENTRY:** The landlord, including the Landlord's representatives, may enter the Contract Unit after first providing the Tenant(s) with reasonable written notice in order to: make repairs, replacements, alterations, improvements, provide inspections, provide preventative maintenance, remove health / safety hazards, allow law enforcement to enter with warrants, and etc. If access is prevented in an emergency situation due to lock changes, location of personal belonging and etc., the Tenant(s) are responsible for the costs and damages of forced entry as a Damage Charge. The Tenant(s) must obtain prior written approval from the Landlord to add or change any lock; If approved, the tenant(s) must provide the Landlord with keys for the added / changed locks.

**15.1. LANDLORD INSPECTIONS:** The landlord's representatives will be inspecting the Contract Unit every three (3) months for compliance with Housing Quality Standards (HQS).

**15.2. HUD INSPECTIONS:** The Department of Housing and Urban Development (HUD) will perform a yearly inspection for compliance with the Housing Quality Standards.

**16. SMOKING POLICY:** This is a NON-SMOKING building. The “building” includes the garages, porches, balconies or other areas attached to the building. Smoking is only permitted in the patio and yard areas. If the tenant(s) fail to comply with the smoking policy, the Tenant(s) will be charged Additional Rent.

**17. NO ASSIGNMENT OR SUBLETTING:** Transferring and subletting the Contract Unit is strictly prohibited.

**18. NO WATERBEDS:** Waterbeds inside of the Contract Unit are strictly prohibited.

**19. TENANT(S)' RESPONSIBILITY:** The Tenant(s) agree to properly maintain the Contract Unit, fixtures, appliances and provide good housekeeping during the Lease Term and return the Contract Unit to the Landlord on the Lease End Date in the same condition as the Lease State Date. The Tenant(s) also agree to the following:

**19.1. GENERAL CARE AND CLEANLINESS:** The Tenant(s) will keep the Contract Unit, including all rooms, fixtures appliances and outdoor areas designated for the Tenant(s)' use in a clean, sanitary and orderly condition at all times. The Tenant(s) agree to dispose all garbage properly, avoid accumulation of waste, keep the Contract Unit free of excessive clutter and prevent any condition that may attract pests.

**19.2. MINOR MAINTENANCE AND UPKEEP:** The Tenant(s) will perform reasonable minor upkeep, including but not limited to:

(a) Replacing lightbulbs and smoke-detector batteries

(b) Using the provided shower drain strainer every day, keeping the drains free of clogs. Additional shower drain strainers will be provided to the Tenant(s) at not additional cost when requested.

(c) Maintaining cleanliness of appliances supplied from the Landlord

(d) Ventilating bathrooms and promptly addressing moisture buildup to prevent mold mold growth

**19.3. REPORTING REPAIRS AND DAMAGE:** The Tenant(s) must promptly notify the landlord via *Maintenance Request* (Section 21) of any condition requiring repair or presents as a problem, including but not limited to leaks, electrical issues, malfunctioning appliances, or structural concerns. Failure to report issues that result in additional damage may make the Tenant(s)' financially responsible for excess damage to the Contract Unit.

**19.4. MISUSE, NEGLIGENCE OR TENANT-CAUSES DAMAGE:** The Tenant(s) will be responsible for repairs or replacement costs resulting from negligence, misuse, intentional damage, or damage causes by the Tenant(s) guests, invitees, pets, or household members.

**19.5. CLEANING REQUIREMENTS:** The Tenant(s) must throughly clean the Contract Unit including but not limited to:

(a) **Kitchen:** Clean the interior and exterior of appliances, countertops, cabinets, range, and sinks

(b) **Bathrooms:** Clean toilets, sinks, showers, tubs, shower drain strainers, mirrors, and floors

(c) **Floors and Carpets:** Sweep, mop and vacuum flooring.

(d) **General:** Clean doors, windows, baseboards and closets. Dust light fixtures and ceiling fans

**19.6. EXTERIOR CLEANING REQUIREMENTS:**

(a) **Cleanliness:** Keep porches, balconies, patios, walkways, driveways and yard areas, in clean, tidy and sanitary condition. Ensure that these areas remain free of trash, debris, personal clutter, excessive out door storage, and remove any conditions that may create safety hazards or attract pests.

**(b) Lawn Care:** Remove leaves during fall months

**(c) Snow Removal:** Remove snow during winter months, as required

**(d) Trash Removal:** Properly dispose of any trash, as specified from the city

**19.7. OCCUPANCY:** The Tenant(s) will comply with all federal, state and local occupancy regulations. If the Tenant(s) are away from the Contract Unit for more than ten (10) days, the Tenant(s) will notify the Landlord. While the Tenant(s) are away from the Contract Unit, the Tenant(s) agree to keep the temperature and humidity properly controlled, including keeping the heating or air conditioning on, in order to prevent hazardous conditions such as freezing pipes or moisture accumulation resulting in mold growth.

**20. RESTRICTIONS OF ALTERATIONS:** The Tenant(s) must have prior written approval from the Landlord to alter the Contract Unit. This includes but is not limited to: installations, improvements, painting, mounting fixtures, installing locks, installing satellite dishes, adding security cameras, washers, dryers, dishwashers, heaters and etc. The Landlord has the right to deny any requests. If the tenant(s) fail to obtain written approval and continue with alterations, the Landlord has the right to remove and restore the Contract Unit to its original condition. The Tenant(s) agrees to pay for the Landlord's costs of inspecting, repairing, removing and disposing of any alternations in violation with this Lease Agreement.

**20.1 PROHIBITED ALTERATIONS:** Making changes to the plumbing, kitchen equipment, air conditioning, electrical or heating systems or appliances provided with the Contract Unit is strictly prohibited. Penetration of the any type to the exterior walls, decks and side railings is strictly prohibited. Removing any equipment or wiring including but not limited to smoke detectors, carbon monoxide detectors, wiring for telephone, cable, satellite hookups, and washer / dryer hookups is strictly prohibited.

**20.2. ALTERATIONS MADE TO CONTRACT UNIT:** Any alteration made to the Contract Unit, after receiving written approval from the Landlord, will become part of the Contract Unit and remain as part of the Contract Unit after the Lease End Date, unless specified otherwise. The alterations installed to the Contract Unit will be at no cost to the Landlord and the Tenant(s) will NOT allow any Mechanic's Lien or other claim to be filed against the Contract Unit.

**21. MAINTENANCE REQUESTS:** Maintenance Requests are to be made via the website as an official way to notify the Landlord about a problem in the Contract Unit that requires repair or attention. Please allow the Landlord a response time of 24 hours for non-emergency Maintenance Requests. IMMEDIATELY notify the Landlord via text / email AND Maintenance Request in the presence of the following conditions:

**(a)** A water leak, excessive moisture, or standing water inside or near the Contact Unit

**(b)** Mold growth in or on the Contract Unit that persists after you have tried several times to remove it with household cleaning solutions

**(c)** A malfunction in any part of the heating, air-conditioning (when applicable) or ventilation systems

**22. BED BUGS:** The Tenant(s) agree to prevent bed bugs in the Contract Unit with cleaning and avoiding to bring used furniture or items that may carry pests. The Tenant(s) must promptly notify the Landlord in writing if they see or suspect any bed bugs. The Tenant(s) agree to cooperate with inspections and treatment, including preparing the unit as instructed by a licensed pest control company. If a licensed professional determines that the infestation was caused by the Tenant(s)' actions or failure to report the issue promptly, the Tenant(s) will be responsible for treatment and/or repair costs.

**23. PROHIBITED CONDUCT:** Prohibited Contact in the Contract Unit includes but is not limited to the following: damage to the Contract Unit, Illegal Activity, excessive or disruptive noise (especially during quiet hours), unauthorized alterations, discrimination or harassment towards anyone, obtaining and storing hazardous materials, vandalism and destruction of

property, improper waste disposal, failure to maintain cleanliness, unauthorized commercial use, creating hazards, and violating housing or safety codes. Engaging in any activity that disturbs, threatens or interferes with the rights, comfort, health, safety or convenience of others, including but not limited to other residents, the Landlord's representative and neighbors, is strictly prohibited.

**23.1. NO DAYCARE:** The tenant(s) will NOT operate, advertise, or permit the operation of any daycare, childcare service, babysitting business, preschool, or similar activity from the Contract Unit. This includes both paid and unpaid childcare for children who are not part of the Tenant(s)' immediate Household Members when such care is provided on a regular, routine, or scheduled basis. The Contract Unit will only be used for residential purposes. Any form of daycare operation is strictly prohibited and is grounds for eviction.

**24. ILLEGAL ACTIVITY:** Engaging in the following but not limited to: criminal activity such as drug manufacturing and dealing, human trafficking, violent crimes, harassment, operating a commercial business, disturbing the peace, damaging the property, violating health and safety, providing fraudulent lease applications, is strictly prohibited and is grounds for eviction.

**25. INDEMNIFICATION:** The Tenant(s) agree to indemnify, defend, protect, and hold harmless the Landlord, Landlord's agents, and property representatives from and against any and all claims, losses, damages, losses, liabilities, costs, or expenses (including reasonable attorney's fees) arising out of or related to: (a) Tenant (s) use or occupancy of the Premises; (b) the actions, negligence, or misconduct of Tenant, Tenant's household members, guests, or invitees; or (c) any violation of this Lease Agreement by the Tenant(s). This indemnification will not apply to claims or damages resulting from the negligence or willful misconduct of the Landlord. The Tenant(s)' obligations under this clause will survive the termination or expiration of this Lease Agreement.

**26. SUBORDINATION:** The Tenant(s) agree that this Lease Agreement and Tenant's rights under it are and will remain subordinate to any existing or future mortgages, deeds of trust, ground leases, or other security instruments placed upon the Property by the Landlord, as well as any renewals, modifications, consolidations, or extensions thereof. The Tenant(s) further agrees to execute any documents reasonably requested by Landlord or any lender to confirm such subordination. If any lender elects to have this Lease remain in full force and effect despite foreclosure or other enforcement actions, the Tenant(s) agrees to attorn to such lender or successor owner as Landlord. The Tenant(s)' rights under this Lease Agreement will not be disturbed so long as Tenant is not in default.

**27. RELEASE OF LANDLORD:** The Tenant(s) agree to release and hold harmless the Landlord and Landlord's representatives from any and all claims, demands, liabilities, damages, or causes of action for injury, loss or damages at the Contract Unit, except if caused by Landlord's gross negligence or intentional misconduct. The Tenant(s) are responsible for insuring personal property and for any liability arising from their own actions or those of their guests. This release will apply to the Tenant(s), Household Members, Guests, Invitees and pets.

**28. EMINENT DOMAIN:** If all or any substantial portion of the Contract Unit is taken or condemned for public use by any lawful authority through eminent domain or by purchase in lieu of eminent domain, this Lease Agreement will terminate as of the date the condemning authority takes possession. The Tenant(s) agree to vacate the Contract Unit as required by the condemning authority and to cooperate reasonably in the condemnation process.

**29. FIRE OR CASUALTY LOSS:** If the Contract Unit is damaged or destroyed by fire, flood, earthquake, or other casualty not caused by the negligence or willful misconduct of the Tenant(s), the Landlord will repair and restore the Contract Unit to a condition substantially similar to its condition prior to the event, as soon as reasonably possible. If the damage renders the Contract Unit as uninhabitable, this Lease Agreement will terminate as of the date the Contract Unit becomes uninhabitable, and the Tenant(s) will be entitled to a prorated refund of any prepaid rent covering the period after such

termination. If the damage renders the Contract Unit as partially unusable, the rent will be prorated proportionally to the portion of the Contract Unit that is uninhabitable until repairs are completed. The tenant(s) will promptly notified the Landlord in writing of any damage and will cooperate with he Landlord in any repair, insurance or restoration efforts. The landlord will not be liable for loss of damage to the Tenant(s) personal property resulting from any casualty.

**30. NOTICES:** The Tenant(s) agree that all notices, disclosures, communications, and documents required or permitted under this Lease Agreement may be delivered electronically from the Landlord to the Tenant(s) email address or text messages, unless required otherwise by federal, state or local authorities. The Tenant(s) are responsible for providing the Landlord with a current, active email address and phone number that is regularly checked for communications. All given Notices as part of this Lease Agreement must be in writing. The landlord may send Notices to the Tenant(s) by any of the following methods:

- (a) email to your email address currently on file with the landlord
- (b) text message to current phone number on file with the landlord
- (b) personal delivery to the Contract Unit
- (c) U.S. certified mail, return receipt requested to the Contract Unit.

**29.1. NOTICES FROM TENANT(S):** All notices including Early Lease Termination, Lease Renewal, and Maintenance Requests must be delivered via the following:

- (a) email
- (b) text message
- (c) Blue Assets' website
- (b) certified mail, return receipt requested

**31. LEASE CHANGES:** No change, modification or amendment to this Lease Agreement will be valid or enforceable unless it is made in writing and signed from both the Landlord and the Tenant(s). And approved changes will be as a written addendum and incorporated into this Lease Agreement. Oral revisions are prohibited.

**32. ADDENDA:** Any addenda or additional agreements referenced in this Lease Agreement or signed from both the Landlord and Tenant(s) will be incorporated into and made part of this Lease Agreement. Any violation of the Addenda terms is considered to be a violation of this Lease Agreement.

**33. FAIR HOUSING REQUESTS REGARDING DISABILITIES:** The Landlord complies with all federal, state, and local fair housing laws, including the Fair Housing Act. The Tenant(s), including Household Members, with disabilities may request responsible accommodations and modifications via written notice. The Landlord will require reliable documentation of the disability.

**34. MOVING-OUT:**

**34.1. MOVE-OUT NOTICE:** The Tenant(s) agree to provide the Landlord with written notice of the Tenant(s) intent to vacate the Contract Unit at least sixty (60) days prior to the end of the Lease Term / Early Lease Termination. The Move-out Notice will include the Lease End Date or the intent to terminate the lease early in writing to the Landlord. Failure to provide timely notice may result in liability for rent through the notice period. The Tenant(s) will return the Contract Unit to the Landlord in clean and orderly condition, free of the Tenant(s) personal property and in accordance with the condition requirements outlined in this Lease Agreement.

**34.2. MOVE-OUT PROCEDURES:**

**34.2.1. SCHEDULE INSPECTION:** The Tenant(s) will contact the Landlord in writing to schedule a move-out inspection at least fifteen (15) days prior to vacating.

**34.2.2. FORWARDING ADDRESS:** The Tenant(s) must provide a forwarding address to the Landlord. Failure to provide a forwarding address will result in the forfeit of the Security Deposit being returned.

**34.2.3. CHANGE OF ADDRESS:** The Landlord strongly recommends that the Tenant(s) request a Change of Address with the United States Postal Service prior to vacating.

**34.2.4. PERSONAL PROPERTY REMOVAL:** The Tenant(s) must remove all personal belongings from the Contract Unit before midnight of the Lease End Date. The Landlord may dispose of items left behind at the Tenant(s) expense.

**34.2.5. RETURN KEYS / ACCESS DEVICES:** The Tenant(s) must return all keys, garage openers, access cards and any other property belonging to the Landlord.

**34.3. CLEANING REQUIREMENTS:** Remove all personal items, nails, hooks. Return walls / surfaces to their original condition and complete the *Cleaning Requirements* in Section 19.5 and 19.6.

**35. ACKNOWLEDGEMENT:** By signing below, both the Landlord and the Tenant(s) acknowledge that they have reviewed and agreed to the documented condition of this Contract Unit and agree that you, the Tenant(s), are legally bound to all the provisions of this Lease Agreement and Addenda.

Blue Assets, LLC

.....  
Date

.....  
Tenant's Name

.....  
Date

.....  
Tenant's Name

.....  
Date

## WELCOME LETTER

Welcome to your new home! Your application has been approved. We're glad to have you as our Tenant(s) and hope you enjoy your stay. Please take some time to review this Welcome Letter and the requirements prior to moving in on the Lease Start Date.

### CONTACT INFORMATION

- Tent: (440) 634-2583
- Email: [info.blueassets@gmail.com](mailto:info.blueassets@gmail.com)
- Website: [blueassets.org](http://blueassets.org)
- Emergency Maintenance Contact: (440) 364-6902

### MOVE-IN DETAILS

- Lease Start Date: January 01, 2026
- Security Deposit: \$1,554 on / before Lease Start Date
- A lock passcode will be provided via text message
  - Keys will be inside the Contract Unit.
- It is recommended that the Tenant(s) request a Change of Address with the USPS
- Only park vehicles on paved areas. do NOT block sidewalks, fire lanes or neighboring driveways. Any towing fees, citations or costs resulting from improper parking is the Tenant(s) responsibility

### RENT PAYMENT INSTRUCTIONS

- Monthly Rent Amount: \$777
- Due Date: On or before the 5th of each month
- Accept Payment Methods: Certified Checks or providing the Landlord with your banking account number for automated payments
- How to set up online rent payments
- Late fees or returned payments

### REQUIRED ITEMS PRIOR TO MOVE-IN

- A copy of your Renter's Insurance
- Security Deposit
- Pet forms
- Emergency Contact Information

### MAINTENANCE REQUESTS

- Submit all non-emergency Maintenance Requests via the website and allow a 24 hour response time for each request
- Emergency Maintenance Procedures

### SAFETY & SECURITY

- One fire extinguisher is provided in the kitchen
- All plumbing fixtures have shut-off valves
- The main shut off valve is labeled near the water heater
- it is recommended that the Tenant(s) purchase baking soda in the unfortunate event of grease / electrical fires

### PROPERTY RULES & QUICK REMINDERS

- Quiet Hours are 10:00pm - 7:00am
- Smoking is only permitted in the patio and yard areas
- Supervise pets at all times, keep them free from fleas, ticks and pests. Prevent pets from damaging the Contract Unit and disturbing neighbors
- Parking on the streets from 6am - 6pm is prohibited
- Refer to Lease Agreement Section 19.5 & 19.5 for required Cleaning Requirements
- Trash and recycling schedule is attached
- Tenant(s) must use and clean the provided shower drain strainer every single day

### APPLIANCE & SYSTEM TIPS

- How to operate HVAC systems / thermostats
- Dishwasher / washer / dryer instructions
- Garbage disposal do's and don't
- Any quirks unique to the Contract Unit

### COMMUNITY INFORMATION

- Nearest grocery stores, pharmacies and public transit
- Local amenities (parks / gyms / libraries)

**MOVE-IN INSPECTION:** The Landlord and Tenant(s) agree that the Tenant(s) have the right to inspect the Contract Unit and report any issues to the Landlord within seventy-two (72) Hours of the Lease Start Date. Failure to report issues within this timeframe may result in the Tenant(s) being held responsible for the conditions at Move-Out. Review the following items for their condition and report any issues to the Landlord:

Walls & Paint	Lighting & Electrical	Cabinets & Countertops
Floors (carpet / hardwood / tile)	HVAC Systems	Provided Appliances
Doors & Locks	Smoke/CO detectors	Exterior building / Areas
Windows & Screens	Plumbing (sinks / toilets / showers)	

**SETTING UP UTILITIES:** The Tenant is responsible for arranging, activating and paying for all utilities and services required for the Contract Unit. The Tenant(s) agree to keep the utilities in a active state for the entire duration of the Lease term and will NOT allow service interruptions due to nonpayment.

Water Company	Electric Company	Gas Company
Name	Name	Name
(000) 000-000	(000) 000-000	(000) 000-000

**NOTE:** The Tenant(s) must allow the utility companies to enter the property for meter reading, maintenance, repairs, or service activation.

**SAFETY AWARENESS**

**KITCHEN**

- Stay in the kitchen when you are cooking food using the stove. If you leave the kitchen even for a short period of time, turn off the stove
- Do NOT store items in or on the stove top (as they could catch fire)
- Turn pot handles toward the center of the stove when cooking on the stove
- Adding water to a grease fire will make it spread and adding water to an electrical fire causes electrocution. Baking soda diffuses these type of fires. It is strongly recommended to keep baking soda next to the oven.
- NEVER put aluminum foil or metal objects into a microwave

- Keep space heaters at least 3 feet away from anything that it might burn, including carpeting and walls
- NEVER use extension cords with electrical space heaters.
- NEVER use your gas range as a substitute for a furnace or space heater

**CANDLE SAFETY**

- We strongly discourage lighting and burning candles in the Contract Unit
- Keep candles away from anything that could catch fire, including carpet
- keep candles out of the reach of children and pets
- Do not use candles during a power outage. Flashlights / battery powered lights are a safer choice
- NEVER use a candle as a night light
- Make sure a candle is completely extinguished and the wick ember is no longer glowing before leaving the room

**ELECTRICAL HAZARDS / FURNACE / SPACE**

**HEATERS**

- NEVER overload a socket. Outlet extension cords and “octopus” outlets are highly discouraged.
- Halogen light bulbs operate at a very high temperature. Keep them away from curtains, drapes and other combustibles

We're glad to have you as our Tenant(s) and hope you enjoy your stay. Our goal is to provide a comfortable, safe, and well-maintained living environment. This Lease Agreements outlines the terms that help us work together to keep the property in great condition. We look forward to a positive and respectful rental relationship.

**Thank you for choosing a Blue Assets Contract Unit, and welcome!**

The Blue Assets Team

# UTILITIES AND SERVICE ADDENDUM

**1. TENANT'S RESPONSIBILITIES:** The Tenant(s) are responsible for payment, installation, and maintenance of all utilities and services unless specifically provided from the Landlord. The Tenant(s) agree to maintain accounts in their name and pay all associated charges on time. The Tenant(s) will provide the Landlord with proof of utility setup, upon request. The Tenant(s) are responsible for:

- 1.1. Electricity
- 1.2. Gas
- 1.3. Water
- 1.4. Sewer
- 1.5. Cable, internet, phone or other communication services
- 1.6. Any other utilities or services not explicitly listed as provided by Landlord

**2. LANDLORD RESPONSIBILITIES:** The Landlord will ensure these utilities are operational and in good working order at the Lease Start Date. The Landlord is not responsible for interruptions caused by utility providers, natural events, or other circumstances beyond their control. The Landlord will provide and maintain the following utilities and services:

- 2.1. Trash and recycling collection
- 2.2. \_\_\_\_\_

**3. SETTING UP UTILITIES:** The Tenant(s) are responsible for arranging, activating and paying for all utilities and services required for the Contract Unit. The Tenant(s) agree to keep the utilities in a active state for the entire duration of the Lease Term and will NOT allow service interruptions due to nonpayment.

<b>Water Company</b>	<b>Electric Company</b>	<b>Gas Company</b>
Name	Name	Name
(000) 000-000	(000) 000-000	(000) 000-000

**4. DISRUPTION OF UTILITIES:** The Tenant(s) acknowledge that temporary disruptions in utilities may occur due to: maintenance or repair work, emergencies or accidents and utility provider outages. The Tenant(s) will not receive a rent deduction for temporary interruptions, except as required by law.

**5. TENANT DEFAULT OR NON-PAYMENT:** If the Tenant(s) fail to maintain utilities or don't pay their utilities throughout the entire Lease Term, the Tenant(s) will be responsible for any damages or fees resulting from shutoffs, reconnection charges, or harm caused by utility interruptions (such as frozen pipes, water damage, or appliance failure). The landlord also reserves the right to charge the Tenant(s) Additional Rent to maintain the services during the Lease term or to start the eviction process.

**6. ACCESS:** The Tenant(s) will allow access to the Contract Unit for meter reading, maintenance, repairs, or service activation.

**7. MISCELLANEOUS:** The Tenant(s) will NOT install any appliance or equipment that significantly increases utility usage (space heaters, window AC units, aquariums, or laundry machines) without the Landlord's prior written approval.

Blue Assets, LLC

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Date  
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Tenant's Name  
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Tenant's Name  
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Date

Date

# RENTER'S INSURANCE AND LIABILITY COVERAGE ADDENDUM

## 1. INSURANCE REQUIREMENT

**1.1. Mandatory Coverage.** The Tenant(s) are required, throughout the entire duration of the specified Lease Term (including any extensions or renewals), to maintain a valid Renters Insurance policy issued from an insurance carrier authorized to do business in Ohio with an AM Best rating of a B+ or better.

**1.2. Minimum Liability Limits.** The Tenant(s) will maintain a minimum of:

**1.2.1.** \$100,000 in Personal Liability Coverage

**1.2.2.** \$10,000 in Personal Property/Contents Coverage (or higher if required by the Tenant)

**1.3. Proof of Insurance.** Tenant must provide written proof of coverage to the Landlord prior to the Lease Start Date and at any time upon the Landlord's request. Proof must include:

**1.3.1.** Declaration page

**1.3.2.** Effective and expiration dates

**1.3.3.** Liability coverage amount

**1.3.4.** Policy Number

## 2. ADDITIONAL INTEREST / NOTIFICATION TO LANDLORD

**2.1.** The Tenant(s) will list the Landlord as an "Interested Party", "Additional Interest," or "Notice Recipient" (NOT an Additional Insured) so the Landlord may receive notification of an policy cancellation or lapse.

**2.2.** The following must be listed on the policy:

**2.1.1.** Tenant(s) Name(s)

**2.1.2.** Mailing Address

**2.3.** The Tenant(s) will not remove the Landlord from the notice list during the Lease Term.

## 3. COVERAGE REQUIREMENTS

**3.1. Personal Liability Coverage:** Must protect against bodily injury, property damage, water overflow, negligence, and accidents occurring in or caused by the Tenant, guests, occupants, or pets.

**3.2. Personal Property Coverage:** Protects Tenant's belongings from fire, theft, water damage, smoke, vandalism, weather-related incidents, break-ins, and other covered perils. The Landlord is not responsible for loss of Tenant's personal property.

**3.3. Water Damage / Overflow Liability:** The Tenant(s) are liable for all damages caused by bathtub, sink, washing machine, dishwasher, aquarium, or toilet overflows—whether due to negligence or misuse—and may use insurance to cover such losses.

**3.4. Pet Liability (if applicable):** If Tenant(s) have pets, the policy must include pet liability coverage protecting against injuries, pet-related damages, and property destruction.

**3.5. Short-Term Lapses:** Any lapse, cancellation, non-renewal, or failure to maintain required coverage constitutes a material breach of the Lease.

## 4. LANDLORD DISCLAIMER

**4.1. No Coverage for Tenant Property:** The Landlord's insurance policies do not cover Tenant's personal belongings, vehicles, medical expenses, loss of food, temporary housing, or other personal losses.

**4.2. Tenant Assumes Risk:** The Tenant(s) acknowledge that without renters insurance, they may face significant financial loss in the event of fire, smoke, leaks, flooding, theft, vandalism, or other damages.

**4.3. No Landlord Liability:** The Landlord will not be liable for any injury or damage to persons or property unless caused by the Landlord's proven negligence or willful misconduct.

**5. TENANT RESPONSIBILITIES:** The Tenant(s) agree to:

- Maintain active coverage at all times
- Renew policy before expiration
- Provide updated proof upon renewal
- Promptly notify Landlord of any policy changes
- File claims with their insurer when property damage occurs
- Pay deductibles associated with their coverage

**6. FAILURE TO MAINTAIN INSURANCE:** If the Tenant(s) fail to provide proof of insurance or allows coverage to lapse, the Landlord may, at their discretion: **(a)** Provide written notice to obtain coverage within 72 hours, and if Tenant fails, **(b)** Charge a non-compliance fee if permitted by law, **(c)** Treat the lapse as a lease violation subject to remedy or eviction proceedings, **(d)** Recover costs for any damage caused during the uninsured period.

## 7. CLAIMS AND INCIDENT REPORTING

**7.1.** The Tenant(s) will immediately report any incident that could lead to an insurance claim to the Landlord, including but not limited to the following:

- Fire or smoke damage
- Water damage, leaks, or flooding
- Property damage caused by Tenant, guests, pets, or occupants
- Injuries occurring on the Premises

**7.2.** Tenant shall cooperate with Landlord and insurance adjusters in all investigations.

**8. SUBROGATION WAIVER:**     Required     Not Required

If required, the Tenant's policy must include a waiver of subrogation preventing the insurer from seeking reimbursement from the Landlord for covered losses, except where prohibited by law.

**9. INDEMNIFICATION:** The Tenant(s) agrees to indemnify, defend, and hold harmless the Landlord from all claims, damages, costs, losses, or liability arising from: **(a)** Tenant's negligence, **(b)** Actions of guests, pets, or household members. **(c)** Failure to maintain required insurance, **(d)** Conduct that results in damage to the Premises or neighboring units

Blue Assets, LLC

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Date

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Tenant's Name

.....  
Date

.....  
Tenant's Name

.....  
Date

# PROOF OF INSURANCE FORM

**1. INSURANCE REQUIREMENT:** The Tenant(s) are required, throughout the entire term of the specified Lease Term (including any extensions or renewals), to maintain a valid Renters Insurance

(To Be Completed by Tenant and/or Insurance Provider)

Property Address: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Lease Start Date: \_\_\_\_\_

Required Insurance Effective Date: \_\_\_\_\_

## 2. TENANT INFORMATION

Primary Tenant: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Additional Tenants Covered by Policy:

## 3. INSURANCE POLICY DETAILS

(Completed by Tenant OR attached as a copy of the Declaration Page)

Insurance Company: \_\_\_\_\_

Insurance Agent / Agency (optional): \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Policy Number: \_\_\_\_\_

Policy Effective Date: \_\_\_\_\_

Policy Expiration Date: \_\_\_\_\_

Coverage Limits (Minimum Required by Lease):

Personal Liability Coverage: \$ \_\_\_\_\_ (Minimum Required: \$100,000)

Personal Property Coverage: \$ \_\_\_\_\_ (Recommended: \$10,000+)

Does the Policy Provide:

Coverage for pet liability (if applicable)?

Yes     No     N/A

Notice to Landlord if the policy cancels/expires?

Yes     No

## 4. LANDLORD / PROPERTY MANAGER NOTICE INFORMATION

The following must be listed as Interested Party / Notice Recipient:

Landlord / Management Company Name:

Mailing Address for Insurance Notices:

**5. ATTACH REQUIRED DOCUMENTS**

Please attach the following:

- ✓ Proof of Insurance Declaration Page
- ✓ Any endorsement showing Landlord listed as an Interested Party/Notice Recipient
- ✓ Any applicable riders (pet liability, additional coverage, etc.)

**6. TENANT CERTIFICATION**

I/We certify that the above policy is accurate, active, and meets or exceeds all insurance requirements in the Lease and the Renters Insurance Addendum. I/We further agree to maintain continuous coverage throughout the tenancy and renew the policy as required.

Tenant Signature: \_\_\_\_\_

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

Tenant Signature: \_\_\_\_\_

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

**7. INSURANCE AGENT / COMPANY VERIFICATION**

(Optional but recommended)

I certify that the above-named Tenant currently holds an active renters insurance policy meeting the coverage amounts listed above.

Agent / Representative Name: \_\_\_\_\_

Company: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## SATELLITE OR ANTENNA ADDENDUM

- 1. GENERAL RESTRICTIONS:** The Tenant(s) may not install any satellite dish, antenna, or similar device ("Equipment") without the Landlord's prior written approval.
- 2. SIZE AND TYPE LIMITS:** Size and Type Limits: The Tenant(s) may install only one satellite dish not exceeding one meter (39 inches) in diameter or a standard television or internet antenna permitted by FCC regulations.
- 3. LOCATION OF INSTALLATION:** Equipment must be installed only in areas under the Tenant(s)' exclusive control, such as a private balcony, patio, or inside the Contract Unit. Equipment may not be attached to roofs, exterior walls, siding, railings, common areas, shared structures, or any area that may cause damage or violate building codes.
- 4. PROFESSIONAL INSTALLATION:** The installation must be performed by a qualified professional approved from the Landlord. The qualified professional must have workman's compensation and general liability insurance. All wiring must be neat, code-compliant, and must not penetrate exterior surfaces without Landlord's written approval.
- 5. SAFETY AND NON-INTERFERENCE:** The installation **(1)** must comply with all applicable ordinances and laws and all reasonable safety standards; **(2)** may not interfere with the Contract Unit's cable, telephone or electrical systems or those of neighboring properties; **(3)** may not be connected to the Contract Unit's telecommunication systems; **(4)** may not be connected to the Contract Unit's electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside areas, it must be safely secured by one of three methods: **(1)** securely attaching it to a portable, heavy object, such as a small slab of concrete; **(2)** clamping it to a part of the building's exterior that lies within the Contract Documents (such as a balcony or patio railing); or **(3)** any other method approved in writing. The Landlord may require reasonable screening of the satellite dish or antenna with plants, etc. so long as it does not impair reception.
- 6. SIGNAL TRANSMISSION FROM EXTERIOR DISH OR ANTENNA TO INTERIOR OF CONTRACT UNIT:** You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed 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: **(1)** running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; **(2)** running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); **(3)** 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; **(4)** wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or **(5)** any other method approved by us in writing.
- 7. LIABILITY FOR DAMAGE:** The Tenant(s) are fully responsible for any damage caused by installation, use or removal of the Equipment; repairs to building surfaces, wiring, or structures; Any injury or property damage related to the Equipment. The Tenant(s) agrees to indemnify and hold Landlord harmless from all claims arising from the Equipment.
- 8. INSURANCE:** The Landlord may require the Tenant(s) to carry renters insurance that covers damage relating to Equipment installation or removal.
- 9. REMOVAL AT MOVE-OUT:** The Tenant(s) must remove all Equipment prior to move-out and restore all affected areas to their original condition. Failure to do so may result in deductions from the security deposit.

**10. VIOLATIONS:** If Tenant installs Equipment without approval or violates any part of this Addendum, Landlord may: require immediate removal, charge the Tenant(s) for damages or unauthorized installation, and/or pursue remedies permitted under the Lease Agreement or applicable law.

Blue Assets, LLC

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Date  
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Tenant's Name

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Tenant's Name

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Date

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Date

## PET ADDENDUM

**1. AUTHORIZED PETS:** The Tenant(s) are permitted to keep the following pet(s) at the Contract Unit:

Pet #1	Pet #2
Type / Breed:	Type / Breed:
Age:	Age:
Weight:	Weight:

**NOTE:** No other pets are permitted.

**2. PET FEES:** The Tenant(s) agree to pay:

**Pet Fee:** \$350 (non-refundable)

**Pet Rent:** \$50 per month

(d) Pets may not cause noise or disturbances that interfere with the peaceful enjoyment of other residents.

**3. TENANT RESPONSIBILITIES:** The Tenant(s) agree to:

(a) Supervise the pet at all times and prevent excessive noise, odors, aggression, or nuisance behaviors

(b) Clean up all pet waste immediately and dispose of it properly

(c) Keep the pet free from fleas, ticks, and pests

(d) Prevent property damage, including scratches, stains, chewing, digging, or soiling

(e) Comply with all local laws, vaccination requirements, and licensing regulations

(f) Prevent the pet from disturbing neighbors

**4. RESTRICTIONS:**

(a) No breeding of pets is allowed

(b) No pets may be left unattended on balconies, patios, or outside.

(c) Dangerous or aggressive animals are prohibited

**5. DAMAGE & LIABILITY:** The Tenant(s) are fully responsible for:

(a) Damage caused by the pet to the Contract Unit

(b) All costs for cleaning, odor removal, pest treatment, or repairs

(c) Any injuries or harm caused by the pet to persons or property

(d) Tenant(s) agree to indemnify and hold Landlord harmless from any claims related to the pet

**6. REVOCATION OF PERMISSION:** The Landlord may revoke pet approval if:

(a) The pet becomes a nuisance or danger

(b) The Tenant(s) violates this Lease Agreement

(c) The Tenant(s) keep unauthorized animals

If revoked, the Tenant(s) agree to permanently remove the pet from the Premises within 7 days.

**7. NO WAIVER:** Allowing a pet does not waive Landlord's right to enforce Lease terms or future rules

Blue Assets, LLC

Date

Tenant's Name

Date

Tenant's Name

Date

# ASSITENANCE ANIMAL ADDENDUM

**1. ASSISTANCE ANIMAL DEFINITION:** An Assistance Animal is an animal that provides support, assistance, or perform tasks for a person with a disability, as recognized under the Fair Housing Act (FHA) and related laws.

**2. AUTHORIZATION FOR ASSISTANCE ANIMAL:** The Landlord authorizes the Tenant(s) to keep the following Assistance Animal at the Contract Unit:

Type of Animal:

Breed:

Age:

Weight

**3. TENANT RESPONSIBILITIES:** The Tenant(s) agree to the following responsibilities:

**A. Care and Supervision**

- The Tenant will keep the animal under control at all times
- The animal will NOT allowed to harass, disturb, threaten neighbors, guests, or other tenants

- The Tenant will Prevent odors, pests, or unsanitary conditions caused by the animal

cleaning beyond normal wear and tear

**B. Cleanliness**

- The Tenant will promptly remove and properly dispose of animal waste indoors and outdoors

**C. Damage**

- Tenant is responsible for any damage caused by the Assistance Animal to the Contract Unit
- The Tenant may be charged Additional Rent for repairs or

**D. Noise and Nuisance**

- The Assistance Animal may NOT create excessive noise, aggression, or disruptions

**E. Compliance with Laws:**

- The Tenant will comply with leash laws and licensing requirements
- The Tenant Health/vaccination requirements

**4. REMOVAL OF ANIMAL:** The Landlord may require the removal of the animal from the Contract Unit if: the animal poses a direct threat to the health or safety of others, the causes substantial property damage, the Tenant fails to comply with this Addendum, and/or the issue cannot be resolved through reasonable accommodation

**5. NO PET POLICIES AFFECTED:** This Addendum does not modify the Landlord’s general pet policies. All other animals are subject to the pet rules of this Lease Agreement. This Addendum only applies to the animal identified above.

**6. NO ADDITIONAL FEES:** The Landlord with not charge pet frees, pet rent or pet deposits for Assistance Animals. However, the Tenant remains responsible for actual damages caused by the Assistance Animal.

**7. TENANT CERTIFICATION:** The Tenant certifies that: **(a)** The Assistance Animal is required because of a disability. **(b)** The animal is NOT kept for reasons of comfort alone unless legally recognized as an ESA under FHA standards. **(c)** All information provided regarding the need for the animal is accurate. **(d)** This Addendum applies only to legally recognized Assistance Animals. Assistance Animals are not pets.

Blue Assets, LLC

Date

Tenant’s Name

Date

Tenant’s Name

Date

## NO SUBLETTING ADDENDUM

**1. NO SUBLETTING OR ASSIGNMENT:** Subletting, licensing or granting occupancy of this Contract Unit is strictly prohibited. Assigning or transferring any rights / obligations under this Lease Agreement is strictly prohibited.

**2. NO SHORT-TERM RENTALS:** The Tenant(s) are strictly prohibited from advertising or offering the Contract Unit, in whole or in part, for short-term or vacation rentals, including but not limited to platforms such as Airbnb, VRBO, Craigslist, HomeAway, or similar services.

**4. UNAUTHORIZED OCCUPANCY:** Any person staying in the Contract Unit for more than 14 consecutive days or more than 00 days in a calendar year without the Landlord's written approval will be considered an unauthorized occupant, and the Tenant(s) will be in violation of this Lease Agreement.

**5. TENANT LIABILITY:** The Tenant(s) remain fully responsible for all obligations under this Lease Agreement, including damages, rent, and compliance with all terms, regardless of any unauthorized or permitted guests, subtenants, or occupants.

**6. DEFAULT:** Any violation of this Addendum constitutes a material breach of the Lease and may result in: **(a)** fees or charges as permitted by law, **(b)** termination of this Lease Agreement, **(c)** eviction proceedings, **(d)** and/or any other remedies available to Landlord.

**7. BINDING EFFECT:** This Addendum is legally binding and shall remain in full force for the duration of this Lease Agreement, including any renewals or extensions.

Blue Assets, LLC

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Date  
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Tenant's Name

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Date

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Tenant's Name

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Date

## **BED BUG ADDENDUM**

**1. CONDITION AT MOVE-IN:** The Tenant(s) acknowledges that: **(a)** The Contract Unit has been inspected from the Landlord prior to move-in. **(b)** To the best of the Landlord’s knowledge, the Contract Unit is free of bed bugs at the Lease State Date **(c)** The Tenant(s) have inspected the Contract Unit and agree that it appears free of bed bugs unless otherwise noted in writing within 72 hours of the Lease Start Date.

**2. PREVENTION PRACTICES:** The Tenant(s) agree to follow reasonable bed bug prevention practices, including:

- (a)** Regularly inspecting bedding and furniture
- (b)** Maintaining cleanliness and reducing clutter
- (c)** Reporting suspected activity immediately and using protective mattress and box spring encasements

**3. IDENTIFYING BED BUGS:** Bed Bugs can reach the size of an apple seed. They have a reddish brown color from feeding on human blood. They are often found in bedding, mattress seams, upholstered furniture, curtains / draperies, etc.

**4. TENANT RESPONSIBILITIES:** The Tenant(s) agree to:

- (a)** Thoroughly inspect luggage when traveling
- (b)** Prevent bed bugs by keeping the Contract Unit clean and avoid bringing in used furniture, such as mattresses or furniture that may contain pest
- (c)** Promptly notify the Landlord in writing if they see or suspect bed bug activity
- (d)** Cooperate fully with any inspection or treatment plan by allowing entry into the Contract Unit for professional inspection, professional extermination, and follow-up treatments. Preparing the unit as instructed (laundering items / decluttering / bagging belongings). And NOT attempt to treat bed bugs using over-the-counter chemicals that may interfere with professional treatment

**5. LANDLORD RESPONSIBILITIES:** The Landlord agrees to: **(a)** Coordinate professional inspection and treatment when bed bugs are reported **(b)** Treat confirmed infestations promptly and in accordance with applicable laws and industry standards **(c)** Provide notice of entry for inspections or treatments as required by law

**6. COST & LIABILITY:** If bed bugs are found and determined from a professional to have been introduced to the Contract Unit due to the Tenant(s)’ negligence, belongings, or failure to comply with this Addendum, the Tenant(s) will be held responsible for all treatment, repair and related costs, including follow-up inspections or treatments. The Tenant(s) remain responsible for replacing or cleaning their personal belongings affected by bed bugs.

**8. NO LIABILITY FOR TENANT PROPERTY:** The Landlord is not responsible for damage to or loss of the Tenant’s personal property due to bed bugs, treatment procedures, or removal of infested items.

Blue Assets, LLC

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Date

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Tenant’s Name

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Date

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Tenant’s Name

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Date

**LEASE RENEWAL NOTICE**

Date: November 2nd, 2026

Tenant Name: Meaghan Fitzgerald

Contract Unit: 22537 Lenox Drive, Fairview Park, OH 44126

**LEASE RENEWAL NOTICE**

Dear Meaghan Fitzgerald,

This letter serves as an official notice to renew your current Lease Agreement for your current Contract Unit listed above. Your current Lease agreement is set to expire 01/01/2027.

**RENEWAL TERMS:**

New Lease Term: 01/01/2027 - 01/01/2028

New Monthly Rent Amount: \$797 (due on or before the 5th calendar day of the month)

**OTHER TERMS:** All other terms, conditions, and provisions of the current lease will remain in full force and effect, unless otherwise agreed in writing from both the Landlord and Tenant(s).

**Insurance Policy:** Make sure to renew your Renter’s Insurance Policy and provide us with a copy.

**ACTION REQUIRED:** To accept this lease renewal at the new Monthly Rent Amount, please:

Sign and return this notice before or on 12/01/2026, or

Contact the Landlord [Text / Email] to discuss renewal options.

We value you as a Tenant and hope that you choose to renew your Lease Agreement with us.

Sincerely,

The Blue Assets Team

Blue Assets, LLC

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Date  
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Tenant’s Name  
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Tenant’s Name  
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Date

Date

**END OF LEASE NOTICE**

Date: November 2nd, 2026

Tenant Name: Meaghan Fitzgerald

Contract Unit: 22537 Lenox Drive, Fairview Park, OH 44126

**END OF LEASE NOTICE**

Dear Meaghan Fitzgerald,

This letter serves as an official notice that your Lease Agreement at your Contract Unit will expire on 01/01/2027. Please be advised that the Lease Agreement will not be renewed, and you are required to vacate the Contract Unit before or on the Lease End Date. Attached to this letter, you will find a *Move-out Letter* that provides Move-out instructions for properly vacating the Contract Unit. Please review the instructions carefully. Your security deposit will be handled in accordance with applicable state laws, this Lease Agreement and the Move-out Letter.

We appreciate your tenancy and ask that you comply with this notice to ensure a smooth transition.

Sincerely,

The Blue Assets Team

**TENANT(S) ACKNOWLEDGEMENT:** Please sign and return this letter to the Landlord via acceptable electronic notice for acknowledgement that this Lease Agreement will not be renewed.

Blue Assets, LLC

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Date  
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Tenant's Name

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Tenant's Name

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Date

.....  
Date

## EARLY LEASE TERMINATION / BUT-OUT ADDENDUM

**1. TENANT(S) BUYOUT FEE:** The tenant(s) may request an Early Lease Termination by paying a Buyout Fee equal to one Monthly Rent Amount due with the Early Lease Termination Notice. This Buyout Fee is in addition to any Monthly Rent Amounts, Pet Rent, Additional Rent, or Other Charges owed under this Lease Agreement and are non-refundable.

**2. NOTICE REQUIREMENT:** The Tenant(s) must provide the Landlord with written notice of their intent to terminate this Lease Agreement prior to the Lease End Date. The written notice must include all of the following:

- (a) The requested Early Termination Date
- (b) The Buyout Fee amount
- (c) The Tenant's forwarding address

**3. CONDITIONS FOR EARLY TERMINATION:** To qualify for Early Lease Termination, the following must occur:

- (a) The Tenant(s) pay all Rent and Charges owed through the agreed Early Termination Date
- (b) The Tenant(s) pays the Buyout Fee in full
- (c) Follow all Move-Out Procedures and leave the Contract Unit in clean and good condition

**NOTE:** Failure to meet these conditions may result in a denied the Early Lease Termination request and the Tenant(s) will remain liable for each Monthly Rent Amount until this Lease Agreement expires.

**4. EFFECT OF EARLY TERMINATION DATE:** After the Tenant(s) completes all requirements and the Landlord conducts the Move-Out Inspection:

- (a) This Lease Agreement will be considered terminated on the agreed Early Termination Date
- (b) The Tenant(s) will NOT owe rent after that date
- (c) The Tenant(s) will have no further obligations

**NOTE:** This Addendum does not waive Landlord's right to pursue damages beyond normal wear and tear or unpaid charges discovered after move-out.

**5. NO PARTIAL WAIVER:** The Buyout Fee is not refundable and does not reduce the Tenant(s)' responsibility for damages, cleaning costs, unpaid utilities, or other charges under the Lease.

**6. LANDLORD'S RIGHT TO DECLINE:** The landlord may not unreasonably refuse early termination when Tenant fulfills all Buyout conditions, unless prohibited by applicable law. The Landlord may decline an early termination request if: **(a)** The Tenant(s) are in material breach of the Lease, **(b)** The Buyout Fee is not paid in full **(c)** The required notice has not been provided

**7. BINDING EFFECT:** After the Tenant(s) and Landlord have signed this addendum, they are legally bound to all provisions of this Lease Agreement and Addenda.

Blue Assets, LLC

Date

Tenant's Name

Date

Tenant's Name

Date

## MOLD PREVENTION AND INFESTATION ADDENDUM

**1. PURPOSE:** The Landlord and Tenant(s) share responsibility for preventing and addressing conditions that promote mold growth as outlined in this Addendum. Proactive mold prevention protects the Tenant(s)' health, the Landlord's property and provides a clean and safe living environment.

### 2. TENANT RESPONSIBILITIES FOR PREVENTING

**MOLD:** The Tenant(s) agree to prevent excessive moisture by:

- Promptly reporting any signs of water leaks, moisture accumulation, condensation, or mold growth
- Keeping the Contract Unit clean
- Vacuuming, mopping and using household cleaners that remove dirt and debris
- Immediately throw away moldy food
- Turn on any exhaust fans to properly ventilate the bathroom and kitchen before showering or cooking with open pots. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors.
- Leaving the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated after showering
- Hanging up your towels and bath mats so they will completely dry
- Maintaining an indoor humidity below 60%
- Promptly wiping up spills and standing water
- Keeping all HVAC vents, returns, and air pathways unobstructed to allow proper air circulation
- Avoid overwatering plants
- Setting the thermostat to automatically circulate air when the temperatures rise to or above 80° F.
- Regularly inspecting the Contract Unit for dampness and cleaning wet areas
- Removing visible moisture accumulation on windows, walls, ceilings, floors and other surfaces promptly
- Checking the washing machine hoses for leaks

**3. LANDLORD RESPONSIBILITIES:** The Landlord agrees to the following: **(a)** Maintaining the Contract Unit in compliance with applicable health and safety codes, including plumbing, roofing, and structural integrity. **(b)** Responding promptly to the Tenant's Maintenance Requests of water leaks, water damage, or mold concerns. **(c)** Conducting inspections and perform remediation as necessary to prevent or remove mold

**4. MOLD INSPECTION AND REMEDIATION:** If mold is discovered, Landlord may arrange inspection and remediation from a certified mold remediation professional. The Tenant(s) must allow access for inspections, repairs, and remediation. The Tenant(s) may be responsible for remediation costs if the mold is caused by Tenant's negligence, misuse, or failure to report issues in a timely manner.

**5. LIABILITY:** The Landlord is not liable for mold caused by the Tenant(s)' negligence, failure to maintain the Contract Unit, or failure to report leaks and moisture accumulation.

Blue Assets, LLC

Date

Tenant's Name

Date

Tenant's Name

Date

## MOVE-OUT LETTER

This letter provides the Tenant(s) with official **Move-Out Instructions** for properly vacating the Contract Unit. Please review the following instructions carefully to ensure a smooth move-out process and to protect your Security Deposit.

### MOVE-OUT PROCEDURES:

- 1. SCHEDULE INSPECTION:** The Tenant(s) will contact the Landlord to schedule a move-out inspection at least fifteen (15) days prior to vacating the Contract Unit. The Unit will be inspected and compared to the Listing condition prior to the Lease Start Date.
- 2. FORWARDING ADDRESS:** The Tenant(s) will provide a forwarding address to the Landlord. Failure to provide a forwarding address will result in the forfeit of the Security Deposit being returned.
- 3. CHANGE OF ADDRESS:** The Landlord recommends that the Tenant(s) request a Change of Address with the United States Postal Service prior to vacating.
- 4. UTILITY DISCONNECTION:** Keep the utilities effective until midnight of the Lease End Date. Schedule disconnection effective the day after the Lease End Date.
- 5. PERSONAL PROPERTY REMOVAL:** The Tenant(s) will remove all personal belongings from the Contract Unit before midnight of the Lease End Date. The Landlord may dispose of items left behind at the Tenant(s) expense.
- 6. RETURN KEYS / ACCESS DEVICES:** The Tenant(s) will return all keys, garage openers, access cards and any other property of the Landlord

### CLEANING REQUIREMENTS:

#### 1. General Cleaning

- sweep, mop and vacuum all floor
- wipe down all countertops, cabinets (inside and out) and shelves
- remove all personal property and trash from the unit
- clean all doors, baseboards, light fixtures and ceiling fans
- remove nails, hook, stickers and adhesive from walls
- repair or notify landlord of any wall damage bigger than a quarter

#### 2. Kitchen

- clean inside and outside of refrigerator; remove all food
- clean the top, inside and front of the range
- wipe down the microwave, dishwasher and all appliance
- clean sink and garbage disposal

#### 3. Bathroom(s)

- Clean toilet, sink, bathtub/shower, tile, and mirrors
- Remove soap scum, mildew, and hard-water stains

#### 4. Bedrooms & Living Areas

- Remove all personal belongings
- Clean closets, blinds, windowsills, and window tracks

#### 5. Exterior Areas (if applicable)

- Remove all trash, furniture, and personal items from patios, balconies, garages, and yards
- Mow, weed, and tidy outdoor areas (if tenant is responsible for yard care)

**SECURITY DEPOSIT:** Your security deposit refund and itemized deductions (if any) will be returned within the time frame required by applicable law. Deductions may be made for the items outlined in this Lease Agreement and not limited to the following:

- cleaning beyond normal wear
- repairs for Tenant caused damage
- replacement of missing items or keys
- excessive trash removal
- damage caused by misuse, negligence or abuse
- missing items, appliances, fixtures / fixture covers
- excessive dirt, stains or odor removal
- trash or other personal items left behind

Thank you for your cooperation as a Tenant with Blue Assets, LLC. We wish you the best in your new home.

Sincerely,

The Blue Assets Team

# LANDLORD MOVE-OUT CHECKLIST

Tenant Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Move-Out Date: \_\_\_\_\_

Please complete all applicable items before returning keys. Failure to complete these items may result in deductions from your security deposit.

## 1. GENERAL AREAS

- ✓ Remove all personal belongings and trash from the property
- ✓ Sweep, vacuum, and mop all floors
- ✓ Dust and wipe all surfaces, including:
  - baseboards
  - window sills
  - closet shelves
  - doors and doorknobs
- ✓ Clean inside and outside of all cabinets
- ✓ Clean all light fixtures and replace missing/ burned-out bulbs
- ✓ Remove nails, hooks, stickers, and residue from walls
- ✓ Repair minor nail holes or notify Landlord of wall damage
- ✓ Clean blinds and window tracks (if applicable)
- ✓ Wash windows (interior)

## 2. KITCHEN

- ✓ Clean inside and outside of the refrigerator; remove all food
- ✓ Wipe refrigerator shelves, drawers, and doors
- ✓ Clean stovetop, oven, and burners thoroughly
- ✓ Clean microwave (inside and outside)
- ✓ Wipe down countertops, backsplash, and sink
- ✓ Clean dishwasher (inside & outside)
- ✓ Empty, clean, and sanitize all cabinets and drawers
- ✓ Clean range hood and filters (if applicable)
- ✓ Run garbage disposal and ensure it is free of debris

## 3. BATHROOM(S)

- ✓ Scrub toilet, bathtub/shower, sink, and faucet
- ✓ Remove mold, mildew, soap scum, and hard-water stains
- ✓ Clean mirrors and countertops
- ✓ Clean inside cabinets and drawers

- ✓ Sweep and mop floors
- ✓ Ensure exhaust fans are clean and working

## 4. BEDROOMS

- ✓ Remove all items from closets
- ✓ Dust shelves and clean closet floors
- ✓ Clean mirrors, doors, and handles
- ✓ Vacuum carpets or mop floors

## 5. LIVING ROOM / DINING ROOM

- ✓ Remove all furniture and décor
- ✓ Clean walls and corners for dust or cobwebs
- ✓ Clean windows, blinds, and tracks
- ✓ Vacuum or mop floors

## 6. LAUNDRY AREA

- ✓ Wipe down washer and dryer
- ✓ Remove lint from dryer trap
- ✓ Clean surrounding floor and walls

## 7. EXTERIOR AREAS (if applicable)

- ✓ Remove all personal property from patios, balconies, garages, and yards
- ✓ Sweep patios, balconies, and walkways
- ✓ Mow lawn, pull weeds, and remove debris (if tenant is responsible for yard care)
- ✓ Clean out garage and remove stains if possible

## 8. TRASH REMOVAL

- ✓ All trash must be removed from the property and disposed of properly
- ✓ Do NOT leave trash cans overflowing or leave items on the curb outside collection day

9. REPAIRS & DAMAGE

- ✓ Report any damage to the Landlord before move-out
- ✓ Replace any damaged or missing screens, blinds, or light covers (if applicable)
- ✓ Ensure all doors, locks, and windows are working properly

10. UTILITIES

- ✓ Keep utilities on through the final day of tenancy
- ✓ Schedule shutoff for the day after move-out
- ✓ Provide proof of shutoff if required

11. RETURNING KEYS

- ✓ Return all keys, remotes, fobs, and access devices to the Landlord
- ✓ Ensure the unit is fully vacated before returning keys
- ✓ Provide forwarding address for deposit return

Tenant Acknowledgment

By signing below, I confirm I have completed the move-out items to the best of my ability.

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord/Manager Signature (optional): \_\_\_\_\_ Date: \_\_\_\_\_

## DAMAGE CHARGE LIST

<b>1. CLEANING CHARGES</b>	
general cleaning (whole unit)	\$100 - \$300
heavy cleaning / deep cleaning	\$200 - \$450
refrigerator cleaning	\$25 - \$75
oven / stove cleaning	\$30 - \$100
microwave cleaning	\$10 - \$30
bathroom deep cleaning	\$40 - \$120
carpet cleaning (per room)	\$40 - \$100
odor removal / deodorizing	\$50 - \$200
<b>2. WALLS &amp; PAINT</b>	
patch small nail holes	\$5 - \$15 per hole
repair medium holes (1-4 inches)	\$25 - \$75
repair large holes	\$25 - \$200+
repainting a single wall	\$75 - \$200
repainting an entire room	\$150 - \$500
excess stain or smoke damage (repair entire unit)	\$600 - \$2,000
<b>3. FLOORS &amp; CARPET</b>	
stain removal (per spot)	\$20 - \$60
carpet burn repair	\$75 - \$150
carpet replacement (per room)	\$300 - \$1,000
vinyl / laminate repair	\$50 - \$150
vinyl / laminate replacement (per room)	\$300 - \$900
hardwood refinishing	\$300 - \$1,200
<b>4. DOORS, LOCKS &amp; WINDOWS</b>	
interior door replacement	\$100 - \$250
door repair (holes, dents)	\$40 - \$150
lock charge / rekeying \$25 - \$75	\$25 - \$75
lost keys	\$10 - \$25 per key
window blind replacement	\$15 - 30 each
window screen replacement	\$20 - \$60
broken window glass	\$100 - \$350

<b>5. APPLIANCES</b>	
refrigerator shelf replacement	\$40 - \$60
missing fridge drawers	\$40 - \$120
oven rack replacement	\$20 - \$50
broken appliance knobs	\$5 - \$20 each
dishwasher or washer damage (non-mechanical)	\$50 - \$200
appliance replacement	\$400 - \$1,200+
<b>6. BATHROOM</b>	
toilet seat replacement	\$15 - \$40
broken towel bars or fixtures	\$15 - \$50
sink or tub drain clearing due to tenant misuse	\$50 - \$150
excessive mold/mildew removal	\$50 - \$200
<b>7. ELECTRICAL / LIGHTING</b>	
light fixture replacement	\$30 - \$150
broken outlet / cover plates	\$5 - \$15 each
bulbs missing / burned out	\$2 - \$10 each
<b>8. OUTDOOR / COMMON AREAS</b>	
trash removal (depending on volume)	\$25 - \$200+
yard cleanup (if tenant maintained)	\$30 - \$150
damage to patios, balconies, decks, railings	\$50 - \$500
garage wall damage	\$50 - \$200
<b>9. MISCELLANEOUS</b>	
lost garage remote	\$25 - \$75
lost gate fob	\$20 - \$75
excessive pet hair removal	\$50 - \$200
pet urine treatment (carpets)	\$75 - \$300
pest treatment due to tenant misuse	\$50 - \$200