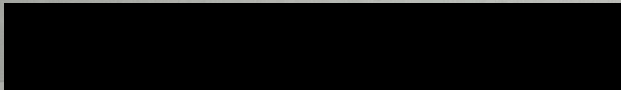




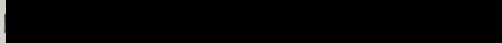
Notice of Rent Increase



Address: 1934 S Exposition

RE: Rent Increase



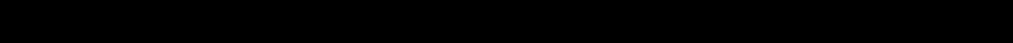
This letter is to notify you that the monthly rent under  agreement for the premises listed above will increase effective **May 1st, 2023**.

Your current rent is **\$660.00** you may select from the 2 options please initial next to the option you prefer.

\$ per month for **month to month** **\$730.00**

\$ per month for **6 Month** **\$720.00**

\$ per month for **1 year** **\$680.00** *TLS*

Please sign and return to form to 



Signature

Date

Signature

Date

****Please note, if you remain on the premises past **May 1st 2023**, and do **NOT** return this form you will be deemed to have agreed to the rent increase, on a month to month basis and rent will begin at the rate of **\$730.00** per month *****

Sincerely,

ESTATE L.L.C.

1. Leased Premises. The Landlord grants to Tenant the right to occupy and use the following described real estate located at: **1934 S EXPOSITION WICHITA, KS** including the following indicated appliances (Premises):

Landlord
installed bridge &
saw it

☒ Range and oven, including exhaust fan
☒ Refrigerator
☐ Garbage disposal unit
☐ WASHER AND DRYER
☐ Dishwasher
☐ Other: GARAGE REMOTE

3. Holdover By Tenant. Should Tenant remain in possession of the premises with the consent of the Landlord after the natural expiration of this lease, a new tenancy from month to month shall be created between Tenant and the Landlord which shall be subject to all the terms and conditions hereof but shall be terminable on thirty (30) days written notice served by either the Tenant or the Landlord on the other party.

4. **Rental Payments.** Tenant agrees to pay, without demand, to the Landlord as rent for the premises the sum of **\$635.00** per month (see par. #35). The first rent payment shall be due on the first (1st) day of **FEBRUARY** all other rental payments shall be due on the first (1st) of every month. In the event the Tenant takes possession of the premises on a day other than the first day of the month, Tenant's rent for the first month of possession shall be the prorated amount of **\$530.00** the term of this Agreement shall be **17 months; 25 days** and this Agreement shall terminate on **JANUARY 31ST 2018**. Total rent due hereunder is **\$11,325.00**. All payments are to be made to:

WICHITA, KS 67214

Tenant will pay the Landlord a late charge of ten percent (10%) of the monthly rental for any rent payment received after the fifth (5th) of the month. All rent is to be mailed to the Landlord. Post date on mail will determine late fees. If the Premises are to be occupied by more than one tenant, then each Tenant shall be jointly and individually liable for all sums owing hereunder, including, but not limited to, rents owed and charges for damages to the Premises, and the Landlord may collect the entire amount owed from any tenant without requirement of prorating the amount among the Tenants.

5. Security Deposit. Tenant has paid the sum of **\$635.00** to be held by the Landlord during the term of this lease and will not accrue interest. Within fourteen (14) days after the tenant has vacated the Premises and returned the keys to the Landlord, the Premises will be inspected thoroughly. Any damages, needed repairs or necessary cleaning will be assessed. The Landlord will itemize such costs; send written itemization to the Tenant along with any portion

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of the security deposit no later than thirty (30) days after Tenant has vacated the Premises. It is understood that the Tenant is expected to leave the Premises in the same state of repair, order and cleanliness as it was when they entered into this Agreement. **THE SECURITY DEPOSIT SHALL UNDER NO CIRCUMSTANCES BE A SUBSTITUTE FOR THE LAST MONTH'S RENT.**

6. Vacate Before Termination Date. If Tenant vacates the leased premises before the termination date, Tenant is liable to the Landlord for all rents due Landlord under the existing lease. However, Landlord will attempt to mitigate the damages.

7. Fire and Casualty. If the Premises becomes uninhabitable by reason of fire, explosion, or by other casualty, the Landlord may, at its option, terminate this Agreement or repair the Premises within 30 days. If the Landlord does not repair the Premises within this time or repair the damages, rent shall be abated and prorated from the date of the casualty to the date of re-occupancy. Tenant will vacate and remove their possessions as required by the Landlord. The date of re-occupancy shall be the date of notice to Tenant that the Premises are ready for re-occupancy.

8. Use. The Premises shall be used for residential purposes only and shall be occupied only by Tenant(s). The presence of an individual residing on the Premises who is not a Tenant will be grounds for termination of this Agreement. The Premises shall be used so as to comply with state, county and municipal laws and ordinances. Tenant shall not use the Premises or permit it to be used for any disorderly or unlawful purpose or in any manner that may interfere with Tenant's neighbors' quiet enjoyment of their residences.

9. Property Loss. The Landlord shall not be liable for damage to Tenant property for any reason whatsoever, except where the damage is due to the Landlord's gross negligence. Tenant acknowledges that Tenant is responsible for obtaining insurance for fire, theft, liability, and damage to personal possessions or injuries to guests.

10. Pets. Animals, birds, or pets of any kind _____ shall // XX **shall not** be permitted on the Premises at any time. None of the following pets are allowed on the Premises: Chow, Doberman Pincher, Pit Bulls, Bull dogs, Alligators, etc. without the express written consent of the Landlord. If the Tenant possesses any kind of pet that is mean in nature, as solely determined by the Landlord, then the Tenant agrees to pay \$1,000.00 to the Landlord with five (5) days of notice and will remove the pet/pets from the Premises immediately. **Tenant also agrees, in the event damages are done by the pet that exceed the non-refundable deposit; tenant is still liable for those damages.**

11. Smoking. The use of tobacco products shall not be permitted within the Premises, including the garage, at any time. **IF SMOKING INSIDE THE PREMISES IS DETECTED TENANT WILL BE BILLED \$1,000.00 IN DAMAGES. Smoking will be permitted outside the Premises. All debris must be disposed of properly and in a timely manner.**

12. Waiver. Failure of the Landlord to insist upon compliance with the terms of this Agreement shall not constitute a waiver of any violation of this Agreement by Tenant.

Repairs. The Landlord agrees to make reasonable repairs to damages caused to the leased Premises by acts or omissions for which the Tenant is not responsible and such damages shall be repaired by the Landlord within a reasonable time after notification thereof by the Tenant. In the event of any destruction, defacement, damage, impairment or removal of any part of the leased Premises caused by any act or omission of the Tenant or by any person, pet or animal on the leased Premises at any time with the Tenant's express or implied consent or permission, the Tenant shall immediately give the Landlord written notice thereof and pay the Landlord's cost and expenses of repairing or replacing such part of the leased Premises including those which might exceed the security deposit, however, Tenant agrees that those costs and expenses shall not be deducted from the Security Deposit. Tenant will not agree to any contracts written or oral for any repairs on the home with anybody. The Landlord shall have final

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manner. All plumbing calls/repairs caused by foreign object (i.e. sanitary napkins, tampons, diapers, pop cans, etc.) will be charged to the Tenant in full;

- m. Water and maintain any surrounding grounds, including lawns, trees, and shrubbery, and keep the same clear of rubbish or weeds if grounds are a part of the Premises and are exclusively for the use of the Tenant;
- n. Pay all electrical, telephone, gas, cable, water, garbage and all other utilities and services before the same become delinquent;
- o. Tenant will not use the Premises or permit the use thereof in such a manner as to void or increase the rate of insurance and will comply with all City ordinances and laws of the State of Kansas, and will save harmless the Owner/Agent on account of all charges or damage for the non-observance thereof. Any illegal or drug activities noted by law enforcement agencies constitutes a breach of this Agreement and legal action will be taken to remove occupants involved in these activities;
- p. The Tenant is responsible for the lawn. The Tenant understands this will include mowing, trimming, and watering to keep the lawn in a green and growing condition. Tenant also understands that they are responsible for disconnecting any water hoses from outside faucets during freezing temperatures. Tenant may be assessed for any damages resulting from negligence to these details.

The Landlord reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth herein as the Landlord shall, in its sole discretion, deem appropriate.

15. Remedies of Landlord. In the event of the Tenant's noncompliance with any provision of this Agreement, the Landlord may give written notice to the Tenant specifying the acts or omissions constituting the breach of this Agreement, and that the Agreement will terminate on a date not less than thirty (30) days after receipt of said notice if the breach is not remedied in fourteen (14) days. In any event, the Landlord may terminate this Agreement if rent is unpaid when due and Tenant fails to pay rent within three (3) days after written notice by the Landlord for nonpayment. Death of the Tenant will terminate this Agreement.

In the event of a termination of this Agreement by reason of Tenant's non-compliance with any provision hereof, the Landlord shall have the rights and remedies available at law or in equity, including the right to immediate possession of the Premises and the right to recover all rents and other actual damages accruing by reason of Tenant's breach of this Agreement, together with attorney's fees and costs, as permitted under the Kansas Uniform Residential Landlord and Tenant Act, KS. Rev. Stat. § 58-2540 et. seq. As amended from time to time.

16. Abandonment. If at any time during the term of this lease Tenant abandons the premises or any part thereof, Landlord may, at its option, enter the premises by any means without being liable for any prosecution thereof, and without becoming liable to Tenant for damages or for any payment of any kind whatever, and may, at its discretion, as agent for Tenant, re-let the premises, or any part thereof, for the whole or any part of the then expired term, and may receive and collect all rent payable by virtue of such re-letting, and, at the Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term as if this lease had continued in force. Tenant shall also be responsible for the costs and expenses of re-letting the premises. If Landlord's right of re-entry is exercised following abandonment of the premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the premises to also have been abandoned, in which case the Landlord may dispose of all personal property in any manner the Landlord shall deem proper and is hereby relieved of all liability for doing so.


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approval of the repair or maintenance of the Premises. Tenant shall not remodel, paint, structurally alter the Premises, nor remove any fixture from the Premises without the prior written permission of the Landlord.

Tenant Obligations. During the term of this Agreement, Tenant shall:

Not display any signs, exterior lights, or markings on the Premises, nor attach awnings or other projections to the outside of Premises:

- a. Not add locks to, change, or in any way alter the locks to the Premises. All keys must be returned to the Landlord upon termination of the Tenant's occupancy for any reason. **A non-refundable fee of \$50.00 will be withheld from the Security Deposit by the Landlord at the termination of this Agreement for the purpose of re-keying the exterior door locks;**
- b. Keep all entrances, walks, lawns, and driveways free from obstruction, or use the same for any purpose other than ingress or egress;
- c. Not place radio or television aerials on the Premises;
- d. Not permit non-operative vehicles to remain on the Premises. Any such non-operative vehicle may be removed by the Landlord at the sole expense of the Tenant, for storage or public or private sale, at the Landlord's option, and Tenant shall have no recourse against the Landlord, nor shall the Landlord be liable for any damages for the removal, storage, or sale of the same;
- e. Not keep any goods or materials of any kind or description which are combustible or would increase fire risk or which would in any way increase the fire insurance rate with respect to the Premises or violate any law or regulation;
- f. Not place any nails, screws, or adhesive hangers, except standard picture hooks, shade brackets, and curtain rod brackets into walls, woodwork, or any part of the Premises;
- g. Be responsible and liable for the conduct of the Tenant's guests. Acts of guests in violation of this Agreement or in violation of any of the Landlord's rule and regulations may be deemed by the Landlord to be a breach by the Tenant of this Agreement. No guest may stay longer than ten (10) days during the entire term of this lease without the prior written permission of the Landlord;
- h. Keep radios, televisions, and stereos turned down to a level that does not annoy or interfere with neighbors or other Tenants;
- i. Be responsible for snow and ice removal;
- j. Maintain the Premises in a clean, safe and sanitary condition, and upon termination of the tenancy, place the Premises in at least as clean a condition, ordinary wear expected, as when the tenancy commenced. **A non-refundable \$200.00 will be withheld from the Security Deposit by the Landlord at the termination of this Agreement for the purpose of cleaning the carpets of the Premises if the carpets are not professionally cleaned and receipt given to landlord.**
- k. Furnish appropriate garbage receptacles and dispose of all garbage;
- l. Keep all plumbing fixtures, electrical systems, and heating equipment on the Premises in good working order, this included changing the heating/cooling equipment air filter at least 4 times per year. Tenant shall use all electrical, plumbing, and heating/cooling equipment in a reasonable

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17. Indemnification. Tenant hereby indemnifies and holds the Landlord harmless from and against any and all claims, actions, damages, liability, and expenses, including attorney's fees, in connection with loss of life, personal injury and/or damage to property, arising from any act or omission of the Tenant or any breach by the Tenant of this Agreement.

18. Subordination. This Agreement and tenancy arising hereunder are and shall always be subordinate to the operation and effect of any mortgage or deed of trust which may now or hereafter affect the Premises and to all renewals, modifications, replacements, and extensions thereof.

19. Assignment. Tenant shall not sublease nor assign this Residential Rental Agreement without the written consent of the Landlord.

20. Occupancy. Only the Tenant who executes this Agreement or children of the Tenant may live on the Premises. In the event the Premises are rented to more than one Tenant, each of the Tenants shall be jointly and severally liable for the rent due under this Rental Agreement, and the performance of the terms and conditions contained herein. The Tenant shall notify the Landlord of any absence from the property for more than seven (7) consecutive days. Occupancy of the Premises shall be restricted to the Tenant, his/her guests as allowed hereunder, and the following named individuals:

21. Default. If the Tenant defaults in the payment of rent, vacates or abandons the Premises, or breaches any other term, covenant or condition hereof, the Landlord may declare this Rental Agreement at an end in accordance with Kansas law.

22. Insurance. The Tenant agrees that the Landlord's liability for fire, theft or breakage is limited to the negligence of the Landlord. Insurance on the Tenant's furniture, personal property, and personal liability is strongly recommended. Tenant's liability for any Tenant-caused destruction to the Landlord's property may result in the Landlord's insurance company's pursuit of the Tenant for recovery of all costs, even if paid by the Landlord's insurance company.

23. Tenant Cooperation. During the last sixty (60) days of this Agreement, Landlord shall have the right to show the property to prospective renters or purchasers and shall have the right to install a lock box on a door and exhibit "For Rent" or "For Sale" signs at the property. Tenant shall keep the property in a neat and clean condition for any such showings. Tenant's failure to cooperate: if Tenant refuses to cooperate with showings of the property, Tenant will be charged on a per-day prorated rent basis for each day the Landlord is unable to secure a tenant in order to minimize turnover time.

24. Access and Inspection. Landlord shall be provided keys to the Premises and shall have the right to enter the Premises at reasonable hours, after reasonable notice to the Tenant, in order to inspect the premises, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services. Landlord may enter the Premises without the consent of the Tenant in case of hazard involving potential loss of life or severe property damage. The Landlord shall not abuse the right of access or use it to harass the Tenant.

25. Condition of Premises. Tenant has examined and knows the condition of the Premises and acknowledges that the same are in good order and repair, except as noted: Property to be videoed and kept on file until Tenant moves out of property so there is a clear understanding of what the condition of the property was before the Tenant moved into the Premises. Upon termination of the tenancy, Tenant will place the Premises in as clean condition, excepting ordinary wear and tear, as when this Agreement commenced. By execution of this Agreement, the Tenant accepts the Premises in its present condition.

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Landlord's Address and Phone. Landlord is the manager and owner or the authorized person to act for and on behalf of the owner of the Premises for purposes of this Agreement, service of process, and receiving and receipting for notice and demands. The Landlord's address and phone number are:

████████████████████
████████████████████
WICHITA, KS 67214

████████████████████ Phone

████████████████████ Fax

The rent shall only be mailed to the Landlord's address above.

████████████████████
28. Special Provisions:

29. Ownership Change. If property changes ownership, the Tenant agrees to change who and where the rent is paid.

30. Returned Checks. If any rent paid hereunder is paid by a check which is subsequently dishonored for any reason, a \$30.00 charge will be assessed against the Tenant in addition to the late charges. The Landlord may require all future rent payments to be made with a certified check or money order.

31. Upon Termination of this Agreement. Tenant shall vacate the Premises, remove all personal property belonging to Tenant and leave the premises in as good of condition as when the Agreement commenced, reasonable wear and tear accepted, as evidence by the Inspection and Inventory record or video. Transfer of possession of property shall not be accomplished until keys to the Premises are turned over to the Landlord or designated agent. Rent will continue to accrue on a prorated daily basis until keys are returned.

32. Late Fees and Last Rent Payment. Tenant understands and agrees that late fees incurred in any given month, which are not paid, will be withheld from the Tenant's Security Deposit when Tenant vacates the property.

33. Addendum to Agreement. "Disclosure of Information on Lead-Based Paint and Lead-Based Pain Hazards" is attached to this Agreement and becomes an addendum and part of this Agreement if Premises was built prior to 1978.

34. AGENCY DISCLOSURE:

Listing Broker/Licensee is functioning as a:

- ☒ Agent of the Seller
- ☐ Designated Seller's Agent
- ☐ Transaction Broker

Selling Broker/Licensee is functioning as a:

- ☒ Agent of the Seller
- ☐ Agent of the Buyer

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____ Transaction Broker
____ Designated Seller's Agent
____ Designated Buyer's Agent
____ Supervising Broker acts as a
____ Transaction Broker

Renter(s) acknowledges receipt of the Real Estate Brokerage Relationship brochure.

35. Three Day Notice for Eviction. If the Landlord has to issue a notice to leave the Premises because of nonpayment of rent, then Tenant shall pay \$20.00 (this is in addition to late payment charges) each time to cover costs and expenses.

36. Deposits and Rent Paid/Utilities. Tenant PAID **\$40.00(PRE PAID)** application fee. Tenant will pay **\$635.00** Security Deposit due at signing. Tenant will pay **\$530.00(February pro rated rent)** on or before 2/5/2016 Tenant will have all utilities changed over into their name by **February 5th 2016.** On N/A rent will be raised to \$N/A per month.

IN WITNESS WHEREOF, the parties have executed this Agreement the date above written.

TENANT

____, L.L.C.



N/A



Property Address: 1934 S Exposition Wichita, KS

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) *PH* Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the lessor (check (i) or (ii) below):
- (i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) *PH* Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

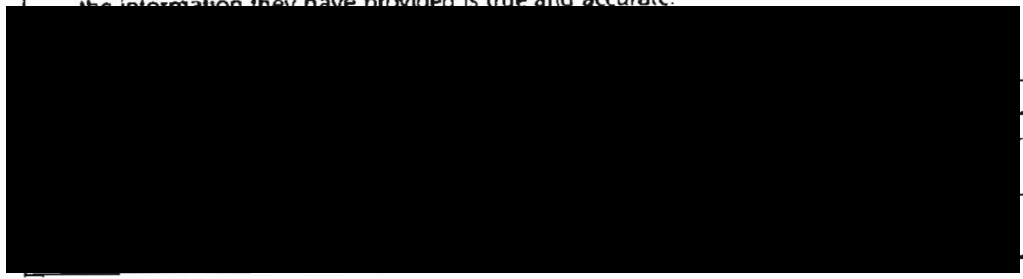
- X *AS* (c) *TUS* Lessee has received copies of all information listed above.
- X *AS* (d) *AS* Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

- (e) *PH* Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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



Date *11/8/16*
Date _____
Date _____

Landlord's Address and Phone. Landlord is the manager and owner or the authorized person to act for and on behalf of the owner of the Premises for purposes of this Agreement, service of process, and receiving and receipting for notice and demands. The Landlord's address and phone number are:

[REDACTED]
[REDACTED] H [REDACTED]
WICHITA, KS 67214
[REDACTED]
[REDACTED]

The rent shall only be mailed to the Landlord's address above.

[REDACTED]

28. Special Provisions:

29. Ownership Change. If property changes ownership, the Tenant agrees to change who and where the rent is paid.

30. Returned Checks. If any rent paid hereunder is paid by a check which is subsequently dishonored for any reason, a \$30.00 charge will be assessed against the Tenant in addition to the late charges. The Landlord may require all future rent payments to be made with a certified check or money order.

31. Upon Termination of this Agreement. Tenant shall vacate the Premises, remove all personal property belonging to Tenant and leave the premises in as good of condition as when the Agreement commenced, reasonable wear and tear accepted, as evidence by the Inspection and Inventory record or video. Transfer of possession of property shall not be accomplished until keys to the Premises are turned over to the Landlord or designated agent. Rent will continue to accrue on a prorated daily basis until keys are returned.

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☐ Designated Seller's Agent
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approval of the repair or maintenance of the Premises. Tenant shall not remodel, paint, structurally alter the Premises, nor remove any fixture from the Premises without the prior written permission of the Landlord.

Tenant Obligations. During the term of this Agreement, Tenant shall:

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- a. Not add locks to, change, or in any way alter the locks to the Premises. All keys must be returned to the Landlord upon termination of the Tenant's occupancy for any reason. **A non-refundable fee of \$50.00 will be withheld from the Security Deposit by the Landlord at the termination of this Agreement for the purpose of re-keying the exterior door locks;**
- b. Keep all entrances, walks, lawns, and driveways free from obstruction, or use the same for any purpose other than ingress or egress;
- c. Not place radio or television aerials on the Premises;
- d. Not permit non-operative vehicles to remain on the Premises. Any such non-operative vehicle may be removed by the Landlord at the sole expense of the Tenant, for storage or public or private sale, at the Landlord's option, and Tenant shall have no recourse against the Landlord, nor shall the Landlord be liable for any damages for the removal, storage, or sale of the same;
- e. Not keep any goods or materials of any kind or description which are combustible or would increase fire risk or which would in any way increase the fire insurance rate with respect to the Premises or violate any law or regulation;
- f. Not place any nails, screws, or adhesive hangers, except standard picture hooks, shade brackets, and curtain rod brackets into walls, woodwork, or any part of the Premises;
- g. Be responsible and liable for the conduct of the Tenant's guests. Acts of guests in violation of this Agreement or in violation of any of the Landlord's rule and regulations may be deemed by the Landlord to be a breach by the Tenant of this Agreement. No guest may stay longer than ten (10) days during the entire term of this lease without the prior written permission of the Landlord;
- h. Keep radios, televisions, and stereos turned down to a level that does not annoy or interfere with neighbors or other Tenants;
- i. Be responsible for snow and ice removal;
- j. Maintain the Premises in a clean, safe and sanitary condition, and upon termination of the tenancy, place the Premises in at least as clean a condition, ordinary wear expected, as when the tenancy commenced. **A non-refundable \$200.00 will be withheld from the Security Deposit by the Landlord at the termination of this Agreement for the purpose of cleaning the carpets of the Premises if the carpets are not professionally cleaned and receipt given to landlord.**
- k. Furnish appropriate garbage receptacles and dispose of all garbage;
- l. Keep all plumbing fixtures, electrical systems, and heating equipment on the Premises in good working order, this included changing the heating/cooling equipment air filter at least 4 times per year. Tenant shall use all electrical, plumbing, and heating/cooling equipment in a reasonable

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6. Vacate Before Termination Date. If Tenant vacates the leased premises before the termination date, Tenant is liable to the Landlord for all rents due Landlord under the existing lease. However, Landlord will attempt to mitigate the damages.

7. Fire and Casualty. If the Premises becomes uninhabitable by reason of fire, explosion, or by other casualty, the Landlord may, at its option, terminate this Agreement or repair the Premises within 30 days. If the Landlord does not repair the Premises within this time or repair the damages, rent shall be abated and prorated from the date of the casualty to the date of re-occupancy. Tenant will vacate and remove their possessions as required by the Landlord. The date of re-occupancy shall be the date of notice to Tenant that the Premises are ready for re-occupancy.

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11. Smoking. The use of tobacco products shall not be permitted within the Premises, including the garage, at any time. **IF SMOKING INSIDE THE PREMISES IS DETECTED TENANT WILL BE BILLED \$1,000.00 IN DAMAGES.** Smoking will be permitted outside the Premises. All debris must be disposed of properly and in a timely manner.

12. Waiver. Failure of the Landlord to insist upon compliance with the terms of this Agreement shall not constitute a waiver of any violation of this Agreement by Tenant.

Repairs. The Landlord agrees to make reasonable repairs to damages caused to the leased Premises by acts or omissions for which the Tenant is not responsible and such damages shall be repaired by the Landlord within a reasonable time after notification thereof by the Tenant. In the event of any destruction, defacement, damage, impairment or removal of any part of the leased Premises caused by any act or omission of the Tenant or by any person, pet or animal on the leased Premises at any time with the Tenant's express or implied consent or permission, the Tenant shall immediately give the Landlord written notice thereof and pay the Landlord's cost and expenses of repairing or replacing such part of the leased Premises including those which might exceed the security deposit. however, Tenant agrees that those costs and expenses shall not be deducted from the Security Deposit. Tenant will not agree to any contracts written or oral for any repairs on the home with anybody. The Landlord shall have final

x AG
KTL

el.

Property Address: 1934 S Exposition Wichita, KS

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) P.D.

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

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) ☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) P.D.

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

Lessee's Acknowledgment (initial)

(c) X TS Lessee has received copies of all information listed above.

(d) X TS Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) P.D. Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that

Date

Date

Date

**Inst.
Form**