Residential Lease of \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Chester Brown Rd, Hattiesburg, MS 39401

This lease contract is between you the resident \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and Pickering Pro LLC.

1.TERMS: Resident agrees to pay in advance $\_\_\_\_\_\_\_\_ per month on the 3rd day of each month. This agreement shall commence on \_\_\_\_\_\_\_\_\_\_\_\_\_ until \_\_\_\_\_\_\_\_\_\_\_\_\_\_as a leasehold. Thereafter it shall become a month-to-month tenancy. If resident should move from the premises prior to the expiration of this time period, the resident shall be liable for all rent due until such time that the residence is occupied by a Pickering Pro LLC approved paying resident and/or expiration of said time period, whichever is shorter.

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2.PAYMENTS: All payments are to be made by check or money order. Pickering Pro LLC acknowledges receipt of the first month’s rent of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , security deposit of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , and additional charges/fees for \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , for a total payment of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. All payments are to be made payable to Pickering Pro LLC.

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3.SECURITY DEPOSITS: The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to resident within 45 days after the premises have been completely vacated less any amount necessary to pay Pickering Pro LLC; a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) costs for repairs of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written account of the said charges shall be presented to residents within 45 days of move-out. If deposits do not cover such costs and damages, the resident shall immediately pay said additional costs for damages to Pickering Pro LLC.

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4.LATE CHARGE: A late fee of $50.00 shall be added and due for any payment of rent made after the 3rd of the month. Plus, a late charge of $5.00 per day after the 4th until rent is paid in full. Daily charge will not exceed 15 days for any single month’s rent. (Maximum late charge of $105.00) any dishonored check shall be treated as unpaid rent, and subject to an additional fee of $45.00. After payment has not been made for 15 days Pickering Pro LLC has the right to issue a notice of eviction.

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5.UTILITIES: Resident agrees to pay for all utilities and/or services based upon occupancy of the premises except garbage.

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6.OCCUPANTS: Guest(s) staying over 15 days without the written consent of Pickering Pro LLC shall be considered a breach of this agreement. Unless the expressed written consent of Pickering Pro LLC is obtained in advance.

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7.PETS: NO ANIMAL, FOWL, FISH, REPTILE, AND/OR PET OF ANY KIND SHALL BE KEPT ON OR ABOUT THE PREMISES, FOR ANY AMOUNT OF TIME, WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT AND MEETING THE REQUIREMENTS OF PICKERING PRO LLC. If such consent is granted, it shall be revocable at Pickering Pro LLC’s option upon giving 30 days written notice. In the event laws are passed or permission is granted to have a pet and/or animal of any kind, an additional NON-REFUNDABLE deposit in the amount of $200 shall be required. Resident also agrees to carry insurance deemed appropriate by Pickering Pro LLC to cover possible liability and damages that may be caused by such animals.

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8.NOISE: Resident agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another resident and/or neighbor. Said noise and/or activity shall be a breach of this agreement.

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9.DESTRUCTION OF PREMISES: If the premises become totally or partially destroyed during the term of this agreement so that the use is seriously impaired, Pickering Pro LLC or resident may terminate this agreement immediately upon three day written notice to the other.

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10.CONDITION OF PREMISES: Resident acknowledges that the resident has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, cooling, electrical, and all items listed on the attached property condition checklist, and all other items provided by Pickering Pro LLC are all clean and in good satisfactory condition except as may be indicated elsewhere in this agreement. Resident agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by the resident, resident guests and/or invitees, except as provided by law. At the termination of this agreement, all the above items in this provision shall be returned to Pickering Pro LLC in clean and good condition except for reasonable wear and tear. The premises shall be free of all personal property and trash not belonging to Pickering Pro LLC at termination of this agreement. It is agreed that all dirt, holes, tears, burns, scratches, stains, damage of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do NOT constitute reasonable wear and tear.

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11.ALTERATIONS/RULES: Resident shall not paint, wallpaper, alter window dressing, alter sinks, alter doors, alter fixtures of any type, alter toilets, alter shower/tub, alter toilet, alter appliances, alter cabinets, alter flooring, alter porches, alter landscaping, mailboxes, change or install locks, install antenna or any other equipment, make large nail/screw/adhesive marks/holes, place signs, displays, or other exhibits, alter parking area in any way, park or drive in any area not designated for parking/driving such as any grass without the written consent of Pickering Pro LLC except as may be provided by law.

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12.PROPERTY MAINTENANCE: Resident shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area clean and neat. Residents shall be responsible for disposing of items of such size and nature as are not normally acceptable by garbage hauler. Residents shall be responsible for keeping the kitchen and bathroom drains free of things that may tend to cause clogging of the drains. Residents shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense of damage caused by stopping of waste pipes or overflow from bathtubs, wash basins, sinks, or other locations.

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13.CHANGE OF TERMS: The terms and conditions of this agreement are subject to future change by Pickering Pro LLC after the expiration of the agreed lease period upon 30-day written notice setting forth such change and delivered to resident. Any changes are subject to laws in existence at the time of the notice of change of terms.

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14.TERMINATION: After expiration of the leasing period, this agreement is automatically renewed from month to month, but may be terminated by either party giving to the other 60 days written notice of intention to terminate. Where laws require “just cause”, such just cause shall be stated on said notice. The premises shall be considered vacated only after all areas including storage areas are clear of all residents’ belongings, and keys and other property furnished for resident’s use are returned to Pickering Pro LLC. Should the resident hold over beyond the termination date or fail to vacate all possessions on or before the termination date, resident shall be liable for additional rent and damages which may include damages due to Pickering Pro LLC’s loss of prospective new renters.

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15.POSSESSION: If Pickering Pro LLC is unable to deliver possession of the residence to resident(s) on the agreed date, because of loss or destruction of the residence or because of the failure of the prior residents to vacate or for any other reason, the resident and/or Pickering Pro LLC may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this agreement shall be refunded in full. If neither party cancels, this agreement shall be prorated and begin on the date of actual possession.

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16.INSURANCE: Resident acknowledges that Pickering Pro LLC insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Pickering Pro LLC be held liable for such losses. Residents are hereby advised to obtain an insurance policy to cover any personal losses.

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17.RIGHT OF ENTRY AND INSPECTION: Pickering Pro LLC may enter, inspect, and/or repair the premises at any time in case of an emergency or suspected abandonment. Pickering Pro LLC shall give 24hr advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, general inspections, and repairs that in Pickering Pro LLC’s judgment are necessary to perform.

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18.ASSIGNMENT: Resident agrees not to transfer, assign, or sublet the premises or any part thereof.

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19.PARTIAL INVALIDITY: Nothing contained in this agreement shall be constructed as waiving any of Pickering Pro LLC’s or resident’s rights under the law. If any part of this agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict but shall not invalidate this agreement not shall it affect the validity or enforceability of any other provision of this agreement.

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20.NO WAIVER: Pickering Pro LLC’s acceptance of rent with knowledge of any default by resident or waiver by Pickering Pro LLC of any breach of any term of this agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by Pickering Pro LLC of said term, condition, and/or right, and shall not affect the validity of enforceability of any provision of this agreement.

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21.ATTORNEY FEES: If any legal action or proceedings are brought by either party of this agreement, the prevailing party shall be reimbursed for all reasonable attorney’s fees and costs in addition to the other damages awarded.

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22.JOINTLY AND SEVERALLY: The undersigned residents are jointly and severally responsible and liable for all obligations under this agreement.

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23.REPORT TO CREDIT/TENANT AGENCIES: You are hereby notified that a nonpayment, late payment, or breach of any of the terms of this rental agreement may be submitted/reported to a credit and/or tenant reporting agency and may create a negative credit record on your credit report.

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24.ENTIRE AGREEMENT: This agreement constitutes the entire agreement between Pickering Pro LLC and the resident(s). No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

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25.RECEIPT OF AGREEMENT: The undersigned resident(s) have read and understand this agreement and hereby acknowledge receipt of a copy of this rental agreement.

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26.SMOKING: Residents shall NOT smoke / vape nor permit anyone to smoke / vape in the residence. Smoking / vaping shall include inhaling, exhaling, breathing any product producing smoke whether containing nicotine or not. Smoking / vaping in the residence is considered a breach of this agreement and therefore the tenant will be subject to the forfeiture of any deposits made to Pickering Pro LLC, fees associated with cleaning that exceed the initial deposit total and termination of this agreement.

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27.PLANTS/PORCHES/PATIOS: There shall be NO MORE than two potted plants on any porch or patio at any time without prior written approval by Pickering Pro LLC. These plants should not touch/grow on any part of the apartment, apartment equipment, porch, or patio, should not interfere with yard/property maintenance and should be no larger than four feet tall and two feet wide without prior written approval by Pickering Pro LLC. The pots/plants shall be well kept and subject to removal if Pickering Pro LLC wishes. Patio or Porch furniture and items will be restricted to five outdoor specific items unless written approval from Pickering Pro LLC has been received. All items will be well kept and capable of removal/movement for proper upkeep and maintenance by Pickering Pro LLC. No trash, boxes, appliances, or any item that would under normal conditions be located indoors or in a storage facility be stored on any patio, porch, deck et cetera for any period. OVERVIEW: The outdoor areas including but not limited to porch, deck, patio, yard of the unit shall remain clean and orderly and not be used for the storage of items, nor the grass/parking be utilized for plants or storage. If you wish to exceed these regulations, you must have written prior approval.

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UNDERSTANDING of AGREEMENT: By signing this agreement you are stating that you have read and understood this agreement and will abide by this agreement in its entirety. Any failure to abide by these rules/regulations shall result in the termination of this agreement and be subject to eviction and/or fees.

RESIDENT SIGNATURE\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. DATE\_\_\_\_\_\_\_\_\_\_\_

RESIDENT SIGNATURE\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. DATE\_\_\_\_\_\_\_\_\_\_\_

RESIDENT SIGNATURE\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. DATE\_\_\_\_\_\_\_\_\_\_\_

RESIDENT SIGNATURE\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. DATE\_\_\_\_\_\_\_\_\_\_\_

PICKERING PRO LLC SIGNATURE\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. DATE\_\_\_\_\_\_\_\_\_\_\_