

RENTAL AGREEMENT - RIVER REST MOBILE PARK, INC.

For consideration of the mutual covenants contained herein, River Rest Mobile Park, Inc., hereinafter referred to as "Landlord" agrees to rent to: _____, hereinafter referred to as "Tenant".

The Tenant hereby agrees to rent the premises located at: 118 W. Sterling Ave. Space # _____, Buena Vista, CO

To be occupied from month to month at a rental rate of \$ _____ per month payable in advance. Commencing on _____ 202__, for living quarters only for () adults () children. The first month's rent is due in advance.

The second month's rent will be due on _____, 202__, in the amount of \$ _____. From thereon rent will be due on the first day of the month in the amount of \$ _____.

The last month's rent shall be due in advance with _____ payment(s) of \$ _____, payable with rent payments. To be paid in full by _____.

It is understood that tenant must vacate the unit no later than this date _____. Provisions on reverse side hereof are hereby agreed to and made a part of this contract. It is understood and agreed by both parties that the only terms and conditions of this rental contract shall be as follows:

1. LATE CHARGE: Tenant has three days grace to pay the rent. **On the fourth day an additional \$15.00 will be due plus \$10.00 for every day thereafter.** Should collection through the courts be necessary, the three days grace will not be granted. Should tenant mail rent, the date on the envelope will be the date paid. **DO NOT MAIL OR LEAVE CASH** in drop box. Checks returned for nonpayment and partial payments will likewise be subject to late charges above, in addition to bank charges. **Upon leaving the premises, any unpaid balances due landlord will be charged the maximum allowed under Colorado Law which is currently 24% APR. If a collection agency is used, a collection fee of up to 50% of the debt will be added to the amount due.**

2. ADDITIONAL TENANTS: Extra Tenants over fifteen days without written permission will pay Landlord a total of double monthly rent, to be prorated. NO additional Tenant's without Landlord's permission.

3. SUBLET: Tenant agrees that he will not sublet the premises or assign the agreement without the written consent of the Landlord.

4. NOTICE/VACATE/TERMINATION: Said tenancy may be terminated by Landlord or Tenant by giving 30 days written notice. It is further understood that premises must be vacated on or before 12 o'clock noon on final day of occupancy or extra day will be charged. Landlord may change terms of this agreement at any time by giving 30 days written notice to Tenant.

5. DEPOSIT: Security and/or cleaning deposit of \$ _____ to be held until premises are returned to landlord in acceptable condition, with notice requirements satisfied as above. Tenant agrees that landlord shall order professional carpet cleaning to be paid at tenant's expense when tenant moves out of unit. Professional cleaning charges will be paid by tenant if unit is not left as clean as when moved in.

6. SHOWING: Landlord reserves the right for himself or his agent to enter said premises at reasonable times to inspect, clean or repair the same, or to show the same to a prospective tenant, or purchaser, or to post "for rent" or other notices, or for any lawful purpose. Landlord will give Tenant proper notice to enter except in case of emergency. Tenant agrees not to change any lock or add lock to said premises without written consent of the Landlord.

7. DEFAULT: Any failure by the Tenant to pay rent or other charges within two days from the date due shall terminate this tenancy, if the Landlord so elects. The Tenant hereby expressly waives notice to vacate as well as all demands for possession of said premises. On such termination of tenancy, the Landlord may enter said premises under due process of law, take and retain possession of the same and exclude Tenant therefrom, and remove any and all personal effects of the Tenant. Personal property shall be retained until all charges of any kind, including rent, storage, or damages shall be paid in full. Upon any default, Tenant will be responsible for all collection charges and any or all legal fees. The maximum collection charge allowed by law as described above will be charged.

8. PETS: No pets allowed.

9. CARPET: Tenant shall keep carpet free of stains and vacuumed. When moving out Landlord shall hire a professional cleaning company to shampoo the carpet. The fee (Usually less than \$125) shall be taken out of the damage deposit.

10. CONDITION: Tenant agrees to maintain the premises, and all glass, paint, fixtures, furnishings and appliances in a clean and slightly condition and in as good repair as the same now are, reasonable wear and tear excepted. Tenant shall pay landlord for professional carpet cleaning at end of lease out of damage deposit. In order to receive all or part of damage deposit at end of lease, all utility bills, rent and past due fees must be paid. Articles of furniture or appliances shall not be removed from the rented premises without written permission of the Landlord. Screens, doors and windows shall not be removed except for cleaning and then shall be put back in place. Landlord shall be allowed to enter for inspection with the Tenant present once per month.

11. MAINTENANCE: Tenant hereby acknowledges receipt in good condition of furniture and appliances listed hereunder, and agree to pay for all breakage, loss and damage thereof. Tenant shall not drive nails or tacks into plaster or wallboard, except that small plaster nail hook, not to exceed one per wall, which may be used for the hanging of small pictures or mirrors. Tenant agrees to pay for all damages to the property that occurs other than through reasonable wear

