

High Opportunity Neighborhood Partners

8333 Douglas Ave Ste 925 • Dallas, TX 75225
(888) 468-8084



1. Parties

1.1 PARTIES

This Residential Lease Agreement is between **HON JV III Titleholder LLC**, the owner of the Property ("Landlord") and **Tavia D. Morgan** ("Tenant").

By initialing below, you acknowledge and agree to the terms in Section 1.

X TM
Tavia D. Morgan

2. Premises

2.1 DESCRIPTION OF PREMISES

The Landlord, in consideration of the agreements and covenants of the Tenant, hereinafter set forth, does by these presents hereby lease to the Tenant, and the Tenant does lease from the Landlord the following described residential premises located in Hillsborough, Florida to-wit:

**10607 Noah Court
Riverview, FL 33579**

(hereinafter the "Premises").

2.2 OCCUPANCY

Only the following individuals shall occupy the Premises unless prior written consent of the Landlord is obtained: **Rashad Banks, Mariyah Banks, Avery Osborne, Ameri Smith, Monesha McDuffie**.

Guests remaining for a period of more than seven (7) days must have prior written consent from Landlord.

By initialing below, you acknowledge and agree to the terms in Section 2.

X TM
Tavia D. Morgan

3. Term

3.1 TERM AND CONSIDERATION

To have, to hold and to use the above described Premises for an approximate term commencing on 08/06/2025, and terminating on 07/31/2026 (the "Lease Term"), payable in equal monthly payments of **\$3,569** in advance, which must be received on or before the 1st day of each month during the term of the Lease.

Should the Lease Term begin on a day other than the 1st day of the month, then the second installment of rent may be prorated. Said rental or lease payments shall be paid by Tenant to Landlord without deduction, set off, prior notice or demand. Tenant must pay all rent through

AppFolio by credit card, debit card, e-check (ACH), e-slip, or other means acceptable to Landlord. If Tenant fails to timely pay any month's rent when due, by then on the fifth day of the month, Tenant will pay Landlord an initial late charge of \$50.00 plus additional late charges of \$10.00 per day thereafter until rent is paid in full, but in no event exceeding ten percent (10%) of the total monthly rent. Any waiver of late charges under this paragraph will not affect or diminish any other right or remedy Landlord may exercise for Tenant's failure to timely pay rent (including reporting late payments to consumer reporting agencies). The parties agree that the late charge is reasonable based on uncertain damages to the Landlord related to the late payment of rent, including direct or indirect expenses, direct or indirect costs, or overhead associated with the collection of late payment. Landlord's acceptance of a late charge does not waive Landlord's right to exercise late payment remedies.

Tenant will pay \$50.00 for each check Tenant tenders which is returned by the institution on which it is drawn for any reason, plus initial and late charges until Landlord has received payment. Any repayment of returned checks shall be made with certified cleared funds and must be for the full amount due including late charges.

Landlord will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned check charges, charge-backs for repairs, and periodic utilities, then to rent regardless of any notations on a check.

If there is a delay in delivery of possession by Landlord, rent shall be abated on a daily basis until possession is granted. Landlord shall not be liable for damages for delay of possession.

3.2 TERM AND CONSIDERATION

Tenant shall pay Landlord a security deposit in the amount of \$2,500.00, and Landlord shall hold said deposit to secure Tenant's faithful performance of all of its obligations under this Lease. Landlord will deposit and hold Tenant's security deposit in a separate non-interest bearing account for the benefit of the Tenant, commingled with other security deposits. Landlord may not apply the security deposit toward any unpaid rent or late fees; however, Landlord shall have the right, but not the obligation, to apply Tenant's security deposit, either in whole or in part, toward any unpaid rent, late fee, or other amount due to Landlord under this Lease. Tenant's liability to Landlord under this Lease is in no way limited by the amount of the security deposit.

Pursuant to Florida Law, the following information is provided to Tenant:

Upon the vacating of the Premises for termination of the Lease, if the Landlord does not intend to impose a claim on the security deposit, the Landlord shall have fifteen (15) days to return the security deposit together with interest if otherwise required, or the Landlord shall have thirty (30) days to give the Tenant written notice by certified mail to the Tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of \$_____ upon your security deposit, due to _____. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to: 8333 Douglas Ave Ste 925 Dallas, TX 75225.

If the Landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit.

Unless the Tenant objects to the imposition of the Landlord's claim or the amount thereof within fifteen (15) days after receipt of the Landlord's notice of intention to impose a claim, the Landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within thirty (30) days after the date of the notice of intention to impose a claim for damages.

If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.

Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and salespersons, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d).

By initialing below, you acknowledge and agree to the terms in Section 3.

X TM
Tavia D. Morgan

4. Tenant Expressly Covenants and Agrees

4.1 RENT

To pay the Landlord the rent as specified above.

4.2 UNLAWFUL USE OF PREMISES

Not to use said Premises, nor permit same to be used, for any unlawful purpose or nuisance whatsoever; and not to use said Premises, nor permit same to be used in violation of any law, statute, code, regulation, rule or ordinance to include the rules and bylaws of the governing homeowner's association; and not to commit waste at the Premises.

4.3 LIENS

Tenant expressly covenants and agrees that this instrument shall not be a lien against said Premises or the property on which the same are located and shall be subordinate and inferior to any mortgages that are or may at any time be placed against the Premises or the property on which the same are located, and that the recording of such mortgage or mortgages shall have preference and precedence and be superior and prior in lien of this Lease, irrespective of the date of recording; and the Tenant agrees to execute any such instruments without cost which may be deemed necessary and desirable to further effect the subordination of this Lease to any such mortgage or mortgages, provided that no such mortgage or other instrument shall contain any terms or conditions prejudicial to the rights or interests of Tenant under this Lease, and provided that occupancy of the Tenant under the terms of this Lease shall not be interfered with so long as Tenant is not in default under the terms of this Lease.

4.4 RENTER'S LIABILITY INSURANCE

Tenant covenants and agrees to indemnify, defend and hold and keep Landlord harmless from all claims, demands, causes of action, judgments, attorneys' fees, costs and expenses arising from or connected with Tenant's use or occupancy of said Premises or the premises adjacent thereto, and from all claims, demands, causes of action, judgments, attorneys' fees, costs and expenses for property damage, bodily injury or death, suffered to or caused in or about said Premises or the premises adjacent thereto, resulting directly or indirectly from the acts or neglect of Tenant, or of any family member, licensee, invitee, agent, servant or guest of Tenant whether or not it is contended that the Landlord contributed thereto in whole or in part. At all times during the term of this Lease, Tenant shall have in force a policy of renter's liability insurance insuring Tenant and Landlord in the minimum amount of \$100,000.00 per occurrence.

4.5 ALTERATIONS TO PREMISES

Tenant shall not, without the prior written consent of Landlord, make any alterations, additions, or improvements in or to said Premises and the property on which the same are located; and if such alterations, additions or improvements are consented to be made, Tenant shall at the expiration or sooner termination of this Lease, either leave said alterations, additions, and improvements, intact as part of said Premises, or, at the request of the Landlord, remove the same or such parts as Landlord may direct, all at Tenant's sole expense. No trees, shrubs or dirt are to be removed from the Premises.

4.6 HOMEOWNER'S ASSOCIATION (HOA) COMPLIANCE

Tenant must comply with the owners' association rules or restrictive covenants affecting the Property. Tenant will reimburse Landlord for any fines or other charges assessed against Landlord for violations by Tenant of any owners' association rule or restrictive covenant, and any resulting administrative fees assessed by Landlord's agents or any other entity as provided by law.

Tenant agrees and hereby authorizes Landlord to remove any of Tenant's personal property on or in the Property that does not comply with the homeowners' association rules or restrictive covenants affecting the Property, including but not limited to the Tenant's vehicle(s). Tenant will reimburse Landlord for the cost of removal of such personal property and waives any claim of damages. Tenant also agrees that Landlord has no liability for damages related to the removal of their personal property. One example that would be covered by this clause is, in the event that a Homeowners' Association has fined Landlord for an unauthorized vehicle being illegally parked, Landlord will be able to have that vehicle towed away. This is one example of many.

4.7 AUTHORIZED VEHICLES

Subject to any HOA restrictions, Tenant may not permit more than two (2) vehicles (including but not limited to automobiles, trucks, recreational vehicles, trailers, motorcycles, and boats) on the Premises unless authorized by Landlord in writing. Tenant may not park any vehicles in the yard. Tenant may not store any vehicles on or adjacent to the Premises or on the street in front of the Premises. Landlord may tow, at Tenant's expense, any improperly parked or inoperative vehicle on or adjacent to the Premises in accordance with applicable state and local laws.

4.8 SUBLETTING

Tenant shall not assign this Lease or any interest therein, nor sub-let said Premises or any part thereof without first obtaining the written consent of Landlord, which may be withheld for any reason. No such consent shall relieve Tenant from any liability hereunder, nor authorize any other or subsequent assignment or assignments by anyone without the written consent of Landlord being in each case first obtained.

4.9 DEFAULT

Tenant covenants and agrees that if any default be made in the payment of rent or any other money payments due hereunder, and if such default shall continue for five (5) days, or if any defaults be made by Tenant in the performance or observance of any of the other covenants or agreements herein contained and such default shall not be remedied within five (5) days after the date of mailing written notice thereof by Landlord to Tenant, or if the Premises be abandoned by Tenant, or if a petition in bankruptcy be filed by or against the Tenant and the same shall not be dismissed within a reasonable time, or if a receiver be appointed in any legal proceedings instituted by or against the Tenant or in any proceedings in which the Tenant shall be a party and shall not be vacated within sixty (60) days after such appointments, or if Tenant, or any one of the Tenants if more than one are including in the designation of "Tenant" herein, makes any assignment for the benefit of creditors, or if any goods, chattels, rights, credits, or effects of the Tenant shall be seized, sequestered, or impounded by virtue of or under the authority of any legal proceedings, which seizure, sequestration, or impounding shall materially affect the possible continuation of the performance of the covenants and agreements with regard to the said Premises by the Tenant, then and in any of the said events, the Landlord shall have the right and option to declare the entire rental reserved by this Lease and agreed to be paid by Tenant for the entire period thereof immediately due and payable with right of Landlord to proceed immediately to the enforcement of the collection thereof, or, at the option of the Landlord, to re-enter and take possession of the Premises, and remove therefrom all goods and chattels not thereto property belonging, and expel said Tenant and all other persons who may be in possession of said Premises, and in the case of any such re-entry the Landlord may re-let the Premises, or any part thereof, as the agent of the Tenant, without being required to give the Tenant any notice of such reletting, and to receive the rents therefrom, applying the same to the expenses of the Landlord first, if any, incurred by its re-entering and placing the Premises in condition for re-letting, and then to the payment of rentals due hereunder and other obligations of the Tenant to the Landlord arising under this Lease, including liquidated damages for the breach of this Lease, which are agreed to be an amount equal to the amount of the rental for the then remainder of the term of this Lease; or the Landlord may declare this Lease terminated with the right in the Landlord to enforce the collection of rents due or accrued at the termination thereof, and for such time as shall be required to evict the Tenant, and upon such termination the Landlord shall have the right immediately to re-enter the demised premises and remove therefrom all goods and chattels not thereto properly belonging, and expel said Tenant and all other persons who may be in possession of said Premises, and take possession thereof without being required to take any legal action therefore, and the Tenant shall thereupon surrender the said Premises to the Landlord. The remedies of the Landlord herein are cumulative and the election to proceed by forfeiture or surrender or otherwise shall not operate as a bar to prosecution of all provisions of this Lease or of law then in force.

In the event of any default by the Tenant, the Tenant agrees to pay all costs of the Landlord in enforcing any provision of this Lease or other legal or equitable rights, including a reasonable attorney's fee, including both trial and appellate levels.

4.10 LANDLORD TERMINATION RIGHTS

Notwithstanding anything to the contrary set forth herein, Landlord may terminate this Lease upon the sale of the property, by providing thirty (30) days written notice to the Tenant, provided that fifteen (15) days have elapsed since the commencement of this lease and the noticing party is not in default under the lease terms. In such an event the Lease Term as set forth in Section 3, shall no longer control the term of the Lease.

4.11 SURRENDER OF PREMISES

Tenant shall surrender the Premises as of the termination or expiration of the Lease Term in as good condition as it was at the commencement of this Lease. During Tenant's occupancy of the Premises, Tenant will, at its sole expense, keep and maintain the leased premises in a clean and sanitary condition. Tenant shall be fully responsible to pay for all damages to the Premises and/or the community in which the Premises is located caused by or contributed to the Tenant or Tenant's family, occupants, guests, or invitees. Tenant shall pay the repair cost of such damage (or replacement cost if such damage cannot be repaired) within ten (10) days of demand for such payment by Landlord. Tenant's refusal to do this shall constitute a material breach of this Lease.

4.12 PROPERTY MAINTENANCE

Tenant shall be responsible for (a) mowing the lawn and maintaining the plants, trees, and/or shrubs, (b) replacing the air conditioning filter(s) on a monthly basis, (c) changing and/or maintaining all light bulbs within the premises, (d) replace batteries with the smoke detectors as required, (e) remove trash from the premises and ensuring same is properly disposed of and placed at the curb twice a week with trash pickup, (f) ensuring no grease, sanitary napkins, or any other objects are placed down the drains, pipes, or toilets. Damages resulting from these acts will be the sole responsibility of Tenant. Tenant shall immediately report any damages or defects that occur on the Premises, including but not limited to, broken toilets, appliances, air conditioning, hot water heater, or water leaks of any kind. Tenant's failure to do so will constitute a material breach of this Lease. Tenant is responsible for all maintenance and repairs that cost \$100 or less to complete with \$100 monthly maximum.

4.13 SMOKING

Tenant shall not smoke inside the Premises.

By initialing below, you acknowledge and agree to the terms in Section 4.

X TM
Tavia D. Morgan

5. Landlord Expressly Covenants and Agrees

5.1 LANDLORD PROOF OF OWNERSHIP

That the Landlord is lawfully seized of the Premises hereby demised and has good right and lawful authority to enter into this Lease for the full term aforesaid, and that in the case the Landlord has not the title, right and authority aforesaid, then, and in such event the Tenant, at its option may quit and surrender said demised premises without liability for further rent.

5.2 TENANT USE AND OCCUPANCY

To put the Tenant into actual possession of all the Premises hereby demised at the beginning of the term hereof, and to insure to the Tenant the sole peaceable and uninterrupted use and occupancy of said Premises during the said term so long as the Tenant complies with all of the terms, conditions and provisions of this Lease.

By initialing below, you acknowledge and agree to the terms in Section 5.

X TM
Tavia D. Morgan

6. The Parties Mutually Covenant and Agree

6.1 LOCKS AND KEYS

Tenant shall not change, alter, modify or add any type of locking devices for the above-described Premises without the express written consent of Landlord. Upon the termination of or expiration of this Lease, or at the demand of Landlord, Tenant shall surrender all keys for all locking devices for the above-described Premises.

6.2 WAIVERS

That the waiver by Landlord of any breach of this Lease by Tenant or any default hereunder by Tenant shall not constitute a waiver by Landlord of any other breach or default by Tenant; and any waiver of rent hereunder by Landlord shall in no event constitute a waiver by Landlord of any breach or default unless Landlord specifically intends it so to do and advised Tenant of such fact in writing. In the event Landlord is divested of its interest in the Premises during the pendency of this Lease, for any reason, Landlord bears no liability to Tenant.

6.3 ATTORNEYS' FEES

In the event the Landlord is required to commence any claim or action against the Tenant to enforce any provision of this Lease, the Tenant agrees to pay all costs in connection therewith, including a reasonable attorney's fees, including both trial and appellate levels.

6.4 SECURITY AND LIABILITY

The parties acknowledge and agree that the Landlord is not providing, and is not responsible for providing, any type of security, protection, security system or protection system to protect the Premises being leased by the Tenant herein. The Landlord is not liable for any damages or losses to persons or property caused by Tenant or other persons. Landlord is not liable for personal injury or damage or loss of Tenant's personal property from theft, vandalism, fire, water, rain storm, smoke, explosion, sonic booms or other causes whatsoever unless the same

is due to the active gross negligence of the Landlord. LANDLORD STRONGLY RECOMMENDS THAT TENANT SECURE HIS OWN INSURANCE TO PROTECT HIMSELF AGAINST ALL OF THE ABOVE OCCURRENCES.

6.5 ACCESS BY LANDLORD

Tenant agrees to permit the Landlord and authorized representatives of the Landlord to enter the Premises at all times for the purpose of inspection, and performing any work therein as may be desired to be done by the Landlord. The Landlord agrees that in connection with the doing of any work, to cause as little inconvenience, annoyance, or disturbance to the Tenant as may be reasonably possible under the circumstances. Tenant further agrees to permit the Landlord and authorized representatives of the Landlord to enter the Premises with reasonable advance notice to show the property to prospective tenants, purchasers, fire marshal's, appraisers, or insurance agents, exercise a contractual or statutory lien, leave written notices, or seize non-exempt property after default.

6.6 CONDITION OF PREMISES AND APPLIANCES

It is hereby agreed between the Landlord and the Tenant that the Tenant has examined the Premises and is satisfied as to the condition thereof; and the Tenant expressly agrees that no representations as to the condition of the Premises has been relied upon or made by the Landlord or its agents. Said Premises are leased on an "as is" basis without any express or implied warranty, and without any warranty, express or implied, as to condition, fitness, habitability, fitness for a particular purpose or any other matter. Tenant acknowledges that the Premises may or may not contain appliances consisting of: refrigerator, garbage disposal, washer, dryer. Tenant acknowledges that the appliances are in very good condition at the time of occupancy by Tenant and shall be returned to Landlord in that same condition. Landlord does not warrant and will not provide, repair or replace the following: refrigerator, washer, and dryer.

6.7 MAINTENANCE REQUESTS

All requests for applicable repairs must be in writing and delivered to the Landlord. Tenant may not repair or cause to be repaired any condition, regardless of the cause, without Landlord's permission. All decisions regarding repair, including the completion of any repair, whether to repair or replace the item, and the selection of repairman will be at the Landlord's sole discretion. Landlord is not obligated to complete any repair on any day other than a business day unless required to do so by local property code enforcement. Landlord may require advance payment of repairs for which Tenant is liable. If Tenant fails to promptly reimburse Landlord for any repair costs that Tenant is obligated to pay, Tenant will be in default. If Tenant is delinquent in rent at the time the repair notices are given, Landlord is not obligated to make the repairs. If a Landlord repair person is unable to access the Property after making arrangements with Tenant to complete the repair, Landlord may charge Tenant a trip charge of \$75.00.

6.8 UTILITIES

Tenant will set up accounts in Tenant's name and pay all connection fees, deposit fees, service fees, usage fees, and all other costs and fees for all utilities to the Property (for example: electricity, gas, water, wastewater, garbage, telephone, alarm monitoring systems, and cable television) except the following which be paid by Landlord: **Trash**.

Unless provided by Landlord, Tenant must, at minimum, keep the following utilities on (if available) at all times while this Lease is in effect: gas; electricity; water; wastewater; and garbage services. If Tenant fails to do so, Tenant will be in default. If Tenant is vacating the Property, Tenant will schedule disconnection of utilities and provide Landlord with 3 day's notice of disconnection of utilities.

6.9 AUTOMATIC RENEWAL AND NOTICE OF TERMINATION

Provided that the Tenant is not in default under any terms or provisions herein, this Lease will automatically renew on a month-to-month basis unless either party provides the other party with a written notice of termination at least sixth (60) days before the Termination Date or the end of any renewal period. VERBAL NOTICE IS NOT SUFFICIENT UNDER ANY CIRCUMSTANCES. If this lease is automatically renewed on a month-to-month basis, either party may terminate the renewal of this Lease by providing written notice to the other party, and the renewal will terminate on the last day of the month following the month in which the notice is given. Landlord is not obligated to prorate rent even if Tenant surrenders possession before the termination date.

6.10 NOTICE OF TERMINATION DUE TO RENT INCREASE REQUEST OUTCOME

Landlord and Tenant agree that Landlord intends to submit a rent increase request to the housing authority as part of the renewal process. Within 14 days of receiving the HAP Amendment from the housing authority regarding the outcome of the rent increase request, both the Landlord and Tenant shall have the right to terminate the Lease within 14 days of receipt of the HAP Amendment. To exercise this right, the terminating party must provide the other party with written notice of their intent to terminate the Lease within the 14-day period. The notice shall not be less than 14 days from the date of receipt of the HAP Amendment. If the Lease Term has commenced at the time the written notice of termination is given, the Termination Date will be the last day of the following month in which the notice is given. If the notice is given prior to the commencement of the Lease Term then this Lease is null and void.

If neither the Landlord nor the Tenant provides written notice of their intent to terminate the Lease within the 14-day period following receipt of the housing authority's response, the Lease shall remain in full force and effect, and both parties have deemed to approve the HAP Amendment rent increase. Any approved rent increase shall be effective as of the date specified in the HAP Amendment.

The termination rights granted in this Section are in addition to, and not in lieu of, any other termination rights available to the Landlord and Tenant under the Lease, applicable law, or the HAP contract.

6.11 NOTICES

All notices herein required shall be given by certified mail, return receipt requested, or actual delivery. Notices to the Landlord shall be addressed to and delivered to:

High Opportunity Neighborhood Management, LLC
c/o Property Manager
8333 Douglas Ave Ste 925
Dallas, TX 75225

or such other address subsequently provided to Tenant by Landlord in writing. Notices to the Tenant shall be addressed to and delivered to the Premises.

6.12 TENANT CONTACT INFORMATION

Tenant must promptly inform Landlord of any changes to Tenant's phone numbers (home or work) and email address no later than five (5) days of any change.

By initialing below, you acknowledge and agree to the terms in Section 6.

X TM
Tavia D. Morgan

7. Miscellaneous

7.1 PETS

Unless otherwise permitted by Landlord, Tenant shall not permit any pets to reside at the Premises. If permitted, the PET ADDENDUM will become part of this Lease.

7.2 USE OF PREMISES

Tenant shall utilize the Premises as a single family residence, and shall not operate any trade or business from the Premises, without the prior written consent of Landlord.

7.3 JOINT AND SEVERAL

Reference herein to persons in the singular number shall include the plural, and vice versa; reference to the masculine, feminine and neuter gender shall include each other and the successors, assigns and legal representatives of such parties.

7.4 BINDING

This Lease shall be binding upon the heirs, executors, administrators, successors, personal representatives and assigns of the Landlord and the Tenant.

7.5 SEVERABLE CLAUSES

If any provision of this Lease shall be invalid, illegal or unenforceable under the law applicable thereto, such provision shall be deemed deleted from this Lease without impairing or prejudicing the validity, legality and enforceability of the remaining provisions hereof.

7.6 CONTROLLING LAW

This Lease is executed in Hillsborough, Florida; and the Premises is located in Hillsborough, Florida. This Lease shall be governed by and construed in accordance with the laws of the State of Florida.

7.7 CONTRA PROFERENTEM

This Lease shall not be construed more strongly or strictly against any party irrespective of which party was more responsible for its preparation.

7.8 AMENDMENTS

This instrument embodies all the agreements between the parties hereto respecting the Premises hereby leased and demised, and no oral agreements or correspondence shall be held to vary the provisions hereof. All subsequent changes and modifications to be valid shall be embraced within a written instrument duly executed by the Landlord and Tenant.

7.9 RADON

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines may have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County public health unit.

By initialing below, you acknowledge and agree to the terms in Section 7.

X TM
Tavia D. Morgan

8. Entire Agreement

8.1 ENTIRE AGREEMENT

This agreement and any attached addenda constitute the entire agreement between the parties and no oral statements shall be binding. All tenants acknowledge that they are each jointly and severally responsible for performance of all covenants, terms, and conditions of this lease. Landlord and Tenant certify that they have read and agree to the covenants, terms and conditions of this lease.

By initialing below, you acknowledge and agree to the terms in Section 8.

X TM
Tavia D. Morgan

9. Addenda

9.1 ADDENDA

Incorporated into this Lease are the following addenda or other information:

- ☒ Anti-Fraud Disclosure
- ☒ Crime-Free & Drug-Free Housing
- ☒ Inventory & Condition Form and Acknowledgment
- ☒ Landlord Rules & Regulations
- ☒ Renter's Insurance Addendum
- ☐ Refrigerator Addendum
- ☒ HUD Tenancy Addendum

- ☒ Additional Fees and Services Addendum

By initialing below, you acknowledge and agree to the terms in Section 9.

X TM
Tavia D. Morgan

High Opportunity Neighborhood Partners



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(888) 468-8084

10. Additional Fees and Services Addendum

10.1 ACKNOWLEDGMENT

Tenant acknowledges and agrees to the following recurring service and program fees, if applicable. These fees are in addition to rent and other charges specified in this Lease, and are non-refundable unless otherwise stated.

10.2 SCHEDULE

Type	Monthly Amount	Description
HOA/Amenity	\$50.00	HOA lease processing and access to HOA-maintained amenities.
Management Fee	\$50.00	Administrative overhead, lease processing, and management services.
HVAC Filter Program	\$50.00	Monthly HVAC filter delivery and replacement program.
Total	\$150.00	

By signing below, you acknowledge and agree to the terms in Section 10.

X *Tavia Morgan*

Lessee

IP Address: 172.56.101.21
08/06/2025 04:31pm CDT

High Opportunity Neighborhood Partners

8333 Douglas Ave Ste 925 • Dallas, TX 75225
(888) 468-8084



11. Anti-Fraud Disclosure

11.1 ANTI-FRAUD DISCLOSURE

Tenant represents and warrants to Landlord that s/he has not paid money or provided anything else of value to any other person or company in exchange for consideration as a tenant on this property. Tenant further represents that s/he will not pay anyone else in connection with the rental of this property other than Landlord, and will tell Landlord promptly if asked to do so.

By signing below, you acknowledge and agree to the terms in Section 11.

X *Tavia Morgan*

Lessee

IP Address: 172.56.101.21
08/06/2025 04:31pm CDT

12. Crime-Free/Drug-Free Housing

12.1 CRIME-FREE/DRUG-FREE HOUSING

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Landlord and Tenant agree as follows:

1. Tenant, any members of the Tenant's household or a guest or other person under the Tenant's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]) or possession of drug paraphernalia.
 2. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said premises.
 3. Tenant or members of the household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related illegal activity, regardless or whether the individual engaging in such activity is a member of the household.
 4. Tenant or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.
 5. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the landlord, his agents, or tenants.
 6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** *A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the lease.*
- It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.**
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
 8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Landlord and Tenant.

By signing below, you acknowledge and agree to the terms in Section 12.

X *Tavia Morgan*

Lessee

IP Address: 172.56.101.21

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13. Inventory and Condition Form

13.1 ACKNOWLEDGMENT

Within 10 days after move-in, Tenant must complete the Inventory and Condition form and return it to workorders@honpartners.com.

1. All items are presumed to be in good, clean, and safe condition unless noted otherwise. The Inventory and Condition Form is not for requesting cosmetic changes or upgrades to the home.
2. The Inventory and Condition Form protects both Tenant and Landlord. It's used to determine what should and should not be considered Tenant responsibility upon move out.
3. All defects, damages, safety, or pest-related concerns should be noted. This includes repairs needed immediately after move in. Cosmetic changes or upgrades will not be considered.
4. Attach pictures and include as much detail as possible.
5. Mark "N/A" if the items do not exist in your home.
6. Landlord will not make repairs to the refrigerator or laundry appliances. Tenant is responsible for providing and maintaining a refrigerator and laundry appliances. If these appliances are not functional or require repair, Landlord will remove them from the property at Tenant's request.

By signing below, you acknowledge and agree to the terms in Section 13.

X Tavia Morgan

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14. Renter's Insurance Addendum

14.1 RENTER'S INSURANCE ADDENDUM

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease, Tenant is required to maintain and provide the following minimum required insurance coverage:

\$100,000 Limit of Liability for Tenant's legal liability for damage to Landlord's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Tenant is required to furnish Landlord with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Tenant does not have Required Insurance, Tenant is in breach of the Lease and Landlord shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Landlord and seek contractual reimbursement from the Tenant for all costs and expenses associated with such purchase. This may be referred to as "force placed insurance".

Tenant may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Tenant's choice. If Tenant furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Tenant does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Landlord, who may purchase such coverage through the Landlord's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Landlord for the LLIP coverage shall be charged to Tenant by the Landlord as a recoverable expense under the Lease. Some important points of this coverage, which Tenant should understand are:

LLIP is designed to fulfill the insurance requirement of the Lease. Landlord is the Insured under the LLIP. This is single interest forced placed insurance. Tenant is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Landlord.

LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Tenant's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Tenant requires any of these coverages, then Tenant should contact an insurance agent or insurance company of Tenant's choice to obtain personal liability insurance or renters insurance to protect Tenant's interests.

Coverage under the LLIP may be more expensive than the cost of Required Insurance obtainable by Tenant elsewhere. At any time, Tenant may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.

If Tenant has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Landlord may purchase Landlord Insurance without notice and add the total cost associated therewith to Tenant's monthly rent payment.

Licensed insurance agents may receive a commission on the LLIP.

The total cost to the Tenant for the Landlord obtaining LLIP shall be \$10.50 per month, subject to no proration. This is an amount equal to the actual premium charge to the Landlord including any premium taxes and fees due to state governing bodies. Additionally, an Administration Fee in the amount of \$3.00 to be retained by the Landlord for processing and handling will be charged.

In the event that loss or damage to Landlord's property exceeds the amount of Required Insurance, Tenant shall remain contractually liable to Landlord for such amount. In the event of liability to any other party for bodily injury or property damage, Tenant shall remain liable to such other party.

It shall be the Tenant's duty to notify Landlord of any subsequent purchase of Renters Insurance.

As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement"; "Tenant" may be interchangeable with "Resident" or "Lessee", and "Landlord" may be interchangeable with "Lessor" or "Owner".

Scheduling of the premises under the LLIP is not mandatory and Tenant may purchase Required Insurance from an insurance agent or insurance company of Tenant's choice at any time and coverage under the LLIP will be terminated by the Landlord.

By signing below, you acknowledge and agree to the terms in Section 14.

X *Tavia Morgan*

Lessee

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15. Rules and Regulations

15.1 RULES AND REGULATIONS

Tenant shall be responsible for violations of these Rules and Regulations caused by Tenant, any occupant of the Premises and their guests, invitees, licensees and contractors.

1. Tenant is prohibited from adding, changing or in any way altering locks installed on the doors of the Premises without prior written permission of Landlord which permission shall not be unreasonably withheld; provided that, Tenant provides Landlord with a key or current code thereto, as the case may be, and uses a type and make of lock approved by Landlord.
2. Motor vehicles shall only be parked on the paved portions of the Premises and the Property intended for use as parking spaces and whose use is not reserved to others.
3. Motor vehicles with expired or missing license plates, non-operative vehicles and vehicles which drip oil or antifreeze shall not be parked or kept on the Premises or the Property.
4. No waterbeds shall be used on the Premises or Property without the prior written consent of the Landlord.
5. Tenant shall not shower in a shower which does not have a fully operational shower curtain or shower enclosure.
6. No space heaters or window air conditioning units shall be used to heat or cool Premises except with the written consent of Landlord.
7. Tenant shall comply with all posted rules and regulations governing the use of any recreational facilities, if any, located on the Premises or Property.
8. Tenant shall only skateboard, skate, rollerblade or bicycle on paved portions of the Premises or Property and while wearing proper safety equipment.
9. Tenant shall be prohibited from improving, altering or modifying the Premises or Property (including painting and landscaping) during the term of this Agreement without the prior written consent of the Landlord. Any improvements, alterations or modifications approved by Landlord shall be deemed to be for the sole benefit of Tenant and Tenant expressly waives all rights to recover the cost or value of the same. Landlord shall have the right but not the obligation to condition the approval of requested modifications on Tenant removing the same prior to the end of the Lease Term and restoring the affected area to a condition equal to or better than it was prior to the modification.
10. No window treatments currently existing on any windows shall be removed or replaced by Tenant without the prior written consent of Landlord. No sheets, blankets, towels, cardboard, newspaper or other make-shift temporary window treatments shall be used on the Premises or Property.
11. Other than normal household goods in quantities reasonably expected in normal household use, no goods or materials of any kind or description which exceed the normal structural weight loads for the Premises or Property, are combustible or would increase fire risk or increase the risk of other injuries or casualties, shall be kept or placed on the Premises or Property.
12. No nails, screws or adhesive hangers except standard picture hooks, shade brackets and curtain rod brackets may be placed in walls, woodwork or any part of the Premises or Property.
13. Tenant shall not engage in any behavior in the Premises or on the Property, including, but not limited to, yelling, screaming, playing loud music, playing the television at an excessive volume that unreasonably disturbs other tenants in the sole, reasonable opinion of Landlord constitutes a nuisance.
14. All appliances, equipment and systems on or serving the Premises shall only be used in accordance with the manufacturer's operating instructions.

15. Tenant shall not flush down a toilet any sanitary napkins, paper towels, diapers or other item not intended to be disposed of in a toilet.
16. Tenant will not pour any grease or oil into or down the sinks or drains. Tenant will not place any solid materials, plastic, wood or bones or paper towels in the garbage disposal.
17. Tenant shall replace HVAC filters at least quarterly.
18. The Premises shall only be used for residential purposes. No trade or business uses shall be permitted except with the prior written consent of Landlord and provided that such use is permitted under applicable zoning laws.
19. Any product or material that is a potential environmental hazard shall only be disposed of in accordance with all applicable federal laws and regulations.
20. Tenant shall not use the Premises or any portion of Landlord's property outside of the Premises for any use or purpose that constitutes a nuisance or attractive nuisance, as determined in the reasonable discretion of Landlord, or materially increases the potential liability or risk of claims against Landlord or Landlord's agents, including, but not limited to, placing a trampoline or aboveground swimming pool on the Premises or on Landlord's property outside of the Premises without the prior written permission of Landlord.
21. All repair requests will be addressed during business hours Monday to Friday only, except for emergencies.
22. Landlord will use either home warranty contractors or vendors chosen by Landlord, for performing Tenant's repair requests.
23. Tenant will be responsible for any HOA or Municipal violations received due to non-compliance. Tenant will be responsible for the payment of any fines imposed by the HOA or Municipal district. Any HOA or Municipal violation will also be a violation of the lease, and may entitled Landlord to terminate tenant's right of possession.
24. Tenant is required to obtain renter's insurance (with a minimum of \$100,000 Liability Coverage) and will send proof of renter's insurance coverage to Landlord prior to move-in. If proof is not provided before move-in, Tenant will automatically be enrolled in AppFolio's Landlord Liability Insurance (with a minimum of \$100,000 Liability Coverage).
25. **LANDLORD SHALL NOT BE LIABLE TO TENANT, OR ANY OF TENANT'S GUESTS OR INVITEES FOR ANY INJURY OR DEATH, OR ANY DAMAGE TO THE PROPERTY, EXCEPT IN THE CASE OF LANDLORD'S NEGLIGENCE OR WILLFUL MISCONDUCT. TENANT AGREES TO REIMBURSE LANDLORD FOR, AND TO INDEMNIFY, DEFEND AND HOLD LANDLORD, AND LANDLORD'S AGENTS, EMPLOYEES, PARTNERS AND REPRESENTATIVES, HARMLESS FROM, ANY AND ALL CLAIMS, LIABILITIES, LOSSES AND EXPENSES (INCLUDING ATTORNEY'S FEES AND COURT COSTS) THAT ARE INCURRED OR ARISE FROM ANY CONDITION OR OCCURRENCE IN OR ABOUT THE PROPERTY, OR FROM TENANT'S USE OR OCCUPANCY OF THE PROPERTY (INCLUDING ANY NUISANCE, CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT OF TENANT OR TENANT'S GUESTS OR INVITEES), OTHER THAN DUE TO THE LANDLORD'S NEGLIGENCE OR WILLFUL MISCONDUCT.**

By signing below, you acknowledge and agree to the terms in Section 15.

X *Tavia Morgan*

Lessee

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A BRIEF GUIDE TO
MOLD,
MOISTURE,
AND
YOUR HOME

**This Guide provides
information and guidance
for homeowners and
renters on how to clean
up residential mold
problems and how to
prevent mold growth.**

*U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq*

A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

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MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.



Why is mold growing in my home?



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

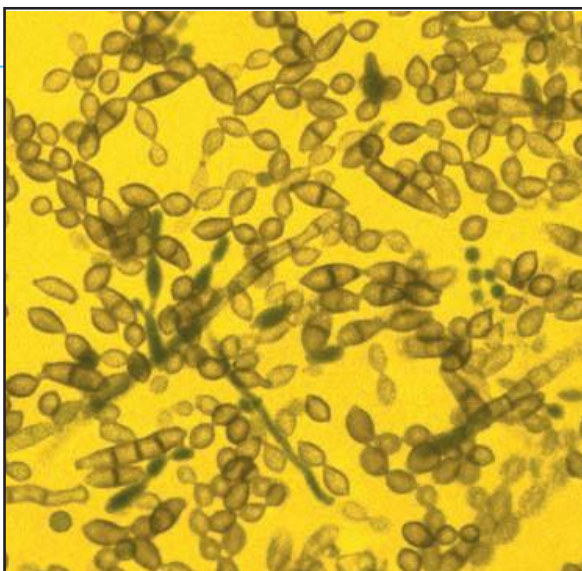
Can mold cause health problems? Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold? It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD

CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –
ACT QUICKLY.
Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.
- Scrub mold off hard surfaces with detergent and water, and dry completely.

Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.



*Mold growing
on a piece of
ceiling tile.*



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important
to take
precautions to
**LIMIT
YOUR
EXPOSURE**
to mold and
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.

- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.

- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
- You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
- People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
- Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

MOISTURE Control is the Key to **Mold Control**



*Mold growing
on the surface
of a unit
ventilator.*

- When water leaks or spills occur indoors - **ACT QUICKLY.** If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

■ Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

■ If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- 💧 Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- 💧 Use air conditioners and/or de-humidifiers when needed.
- 💧 Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- 💧 Reduce the humidity (see preceeding page).
- 💧 Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- 💧 Cover cold surfaces, such as cold water pipes, with insulation.
- 💧 Increase air temperature.

Mold growing on a wooden headboard in a room with high humidity.



Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold

Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD

Mold growing on the back side of wallpaper.



Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

Water stain on a basement wall — locate and fix the source of the water promptly.



ADDITIONAL **RESOURCES**

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.



High Opportunity Neighborhood Partners

8333 Douglas Ave Ste 925 • Dallas, TX 75225

(888) 468-8084



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A_Brief_Guide_to_Mold__Moisture_in_Your_Home.pdf

X *Tavia Morgan*

Lessee

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Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

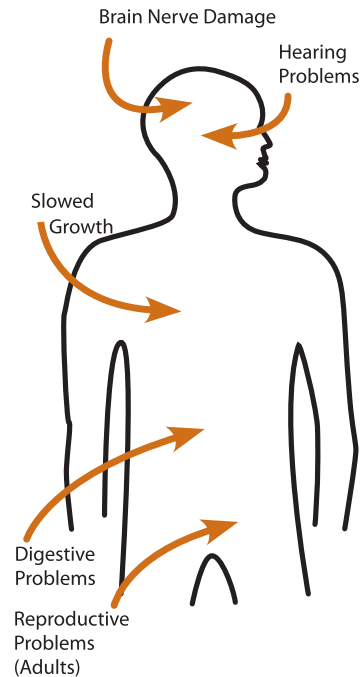
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](https://www.epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
[cpsc.gov](https://www.cpsc.gov) or [saferproducts.gov](https://www.saferproducts.gov)

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
[hud.gov/lead](https://www.hud.gov/lead)

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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

High Opportunity Neighborhood Partners

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EPA_Protect_Your_Family_From_Lead_2021.pdf

X *Tavia Morgan*

Lessee

IP Address: 172.56.101.21

08/06/2025 04:33pm CDT

INVENTORY AND CONDITION FORM

Tenant Name: _____ Phone: _____ Email: _____
Property Address: _____

Within 10 days after move in, you must complete this form and return it to workorders@honpartners.com. All items are presumed to be in good, clean and safe condition unless noted otherwise. This form is not to be used to request cosmetic changes or upgrades to the home. This form protects both you (the Tenant) and us (the Landlord). We'll use it in determining what should and should not be considered your responsibility upon move out.

- Note all defects, damages, safety or pest-related concerns that need to be repaired. Cosmetic changes or upgrades will not be considered.
- Attach pictures and include as much detail as possible.
- Mark through items listed below or put "N/A" if the items do not exist in your home.
- Remember that Landlord will not make repairs to refrigerator or laundry appliances. Tenant is ultimately responsible for providing and maintaining refrigerator and laundry appliances. If these appliances are not functional or require repair, Landlord will remove them from the property at Tenant's request.

Living Room

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Closets, rods, shelves _____
Closet lights, fixtures _____
Water stains or mold _____
Other _____

Kitchen

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Cabinets, drawers, handles _____
Countertops _____
Stove/oven _____
Vent hood _____
Refrigerator, trays, shelves N/A
Refrigerator light, crisper N/A
Dishwasher, dispensers, racks _____
Sink/disposal _____
Microwave _____
Plumbing leaks, water stains or mold _____
Other _____

General Items

Thermostat _____
Cable TV or master antenna _____
A/C filter _____
Water heater _____
Washer/dryer N/A
Garage door _____
Ceiling fans _____
Fireplace N/A
Other _____

Dining Room

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Water stains or mold _____
Other _____

Halls

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____

Ceiling _____
Light fixtures, bulbs _____
Flooring _____
Doors, stops, locks _____
Closets, rods, shelves _____
Closet lights, fixtures _____
Water stains or mold _____
Other _____

Exterior

Mailbox _____
Exterior doors/doorbell _____
Exterior lights _____
Patio/yard _____
Fences/gates _____
Faucets _____
Siding/paint _____
Driveway _____
Other _____

Bedroom (describe which one):

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Closets, rods, shelves _____
Closet lights, fixtures _____
Water stains or mold _____
Other _____

Bedroom (describe which one):

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Closets, rods, shelves _____
Closet lights, fixtures _____
Water stains or mold _____
Other _____

Bath (describe which one):

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Exhaust fan/heater _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Sink, faucet, handles, stopper _____
Countertops _____
Mirror _____
Cabinets, drawers, handles _____
Toilet, paper holder _____
Bathtub, enclosure, stopper _____

Shower, doors, rods _____
Tile _____
Plumbing leaks, water stains or mold _____
Other _____

Guest Bath

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Exhaust fan/heater _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Sink, faucet, handles, stopper _____
Countertops _____
Mirror _____
Cabinets, drawers, handles _____
Toilet, paper holder _____
Tile _____
Plumbing leaks, water stains or mold _____
Other _____

Bedroom (describe which one): _____

Walls _____
Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Closets, rods, shelves _____
Closet lights, fixtures _____
Water stains or mold _____
Other _____

Bath (describe which one): _____

Walls _____

Plugs, switches, A/C vents _____
Woodwork/baseboards _____
Ceiling _____
Light fixtures, bulbs _____
Exhaust fan/heater _____
Flooring _____
Doors, stops, locks _____
Windows, latches, screens _____
Window coverings _____
Sink, faucet, handles, stopper _____
Countertops _____
Mirror _____
Cabinets, drawers, handles _____
Toilet, paper holder _____
Bathtub, enclosure, stopper _____
Shower, doors, rods _____
Tile _____
Plumbing leaks, water stains or mold _____
Other _____

Safety or Pest-Related Items (Put "non" if item does not exist)

Door knob locks _____
Keyed deadbolt locks _____
Keyless deadbolts _____
Keyless bolting devices _____
Sliding door latches _____
Sliding door security bars _____
Sliding door pin locks _____
Doorviewers _____
Window latches _____
Porch and patio lights _____
Smoke alarms (push button to test) _____
Other detectors _____
Alarm system _____
Fire extinguishers (look at charge level—BUT DON'T TEST!) _____
Garage door opener _____
Keys _____
Pest-related concerns _____
Other _____

Acknowledgment. You acknowledge that you have inspected and tested all of the safety-related items and that they are working, except as noted above. The above is an accurate assessment of the condition of the Property as of the date signed and all items will be assumed to be in good condition unless otherwise noted on this form. You acknowledge testing the smoke alarms and any other detector(s) and verify they are operating correctly. You acknowledge that you and landlord's representative have inspected the dwelling and that no signs of bed bugs or other pests are present.

In signing below, you accept this inventory as part of the Lease and agree that it accurately reflects the condition of the Premises for purposes of determining any refund due to you when you move out and for bringing to our attention any safety or pest-related concerns.

Tenant Signature: _____

Date: _____

Landlord Signature: _____

Date: _____

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HONP_8_Inventory_and_Condition_Form.pdf

X *Tavia Morgan*

Lessee

IP Address: 172.56.101.21

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(888) 468-8084



19. Sign and Accept

19.1 SIGN AND ACCEPT

IN WITNESS WHEREOF, the parties hereto consent to the above terms.

X *Tavia Morgan*

Lessee

IP Address: 172.56.101.21
08/06/2025 04:33pm CDT

X *Marisa Mulvaney*

Lessor

IP Address: 74.213.24.82
08/07/2025 11:14am CDT