

NORTH CAROLINA

Harnett COUNTY

RENTAL AGREEMENT

This Rental Agreement, made this 15 day of June, 2021, by and between Amy Taylor Rentals, LLC Agent Chad McInnis, hereinafter "landlord" and Lenterrell D. Ray, hereinafter "tenant":

WITNESSETH

That in consideration of, and subject to the terms and conditions hereinafter set forth, landlord does hereby rent unto tenant, and tenant does hereby accept as *tenant of the landlord*, the following:

Lot Number: 249 Deposit Amount: \$ 500.00 Monthly Rent Amount: \$ 500.00

1. Premises: This Rental Agreement applies to the property located at:
249 Eric Thomas St. Broadway, NC 27505
2. Term: This Rental Agreement shall begin on: June 15, 2021
3. Rent: Rent for the above-named premises shall be \$ 500.00 per month. Rent is due and payable on the first day of each month for the current month. If any part of the rent is paid after the fifth day of the month, tenant shall pay \$15 or 5% late fee, whichever is greater.
4. Security Deposit: Unless other arrangements are made, tenant shall, before taking possession of the premises, deposit with the landlord, money in an amount equal to one month's rent as security for the faithful performance by tenant of the terms hereof. The non-interest-bearing deposit will be returned to tenant on the full and faithful performance by the tenant of the provisions herein set out. The deposit will be used, as needed, for the purposes as set out in NCGS 42-52. A full accounting for any and all of the deposit not refunded to tenant will be delivered to tenant upon request or sent to tenant at tenant's last known address within 30 days of the termination of this Rental Agreement.
5. Repairs and Maintenance: Tenant shall, at tenant's sole expense, keep and maintain the premises in a good and sanitary condition to include pest control. During the term of this Rental Agreement, major maintenance and repair of the premises, including the heating and air, plumbing and electrical systems, not made necessary by the misuse, abuse, waste, neglect, or intentional damage done by tenant, tenant's family, or tenant's invited guest or anyone there with tenant's actual or constructive consent, shall be the responsibility of the landlord. Where applicable, tenant shall replace heating and air filters every 60 days.

6. Condition of Premises: Tenant stipulates that tenant, his or her agent, has examined the premises and that the premises are, at the time of the execution of this Rental Agreement, in good repair and in a habitable condition unless set out in the below paragraph:

7. Assignment and Sublease: Tenant may not assign this agreement nor may tenant sublet any part of the premises without prior written consent of the landlord.

8. Alterations: Tenant shall make no structural alterations to the premises, change any locks, or construct any building or make other improvements on the premises without the prior written consent of the landlord.

9. Utilities: Tenant shall be responsible for arranging for, and paying for, all utility services rendered to the premises.

10. Damage or Destruction: In the event the premises are damaged by fire or other casualty and such damage is of a minor nature, the premises shall be repaired by landlord as quickly as is reasonably possible. If tenant cannot live on the premises while repairs are made, no rent shall be charged until the repairs are completed. If the premises are damaged beyond repair, this Rental Agreement shall terminate as of the date of such damage.

11. Taxes and Hazard Insurance: Landlord shall pay all ad valorem taxes and hazard insurance on the premises and tenant shall pay all taxes and hazard insurance on tenant's personal property located in or on the premises. Tenant hereby specifically acknowledges tenant is aware of the availability of renter's insurance and releases landlord from any and all liability for damage to or destruction of, or loss of any kind with respect to tenant's personal property not caused by landlord's intentional act.

12. Pets and Animals: Landlord may or may not allow pets, depending on the premises and whether pets are allowed on premises, which is subject of this Rental Agreement, shall be set out below. If landlord allows pets, tenant shall pay a NONREFUNDABLE pet deposit in the amount of \$100. This deposit shall only apply to indoor pets. If landlord discovers indoor pets for which no deposit has been made, tenant may make the pet deposit with tenant's next rent payment. Failure to make the pet deposit shall constitute a breach of this Rental Agreement. Tenant acknowledges that the \$100 deposit is not a limit on their liability for any damages done by their pet.

Pets Allowed on Premises? Yes ___ No If Yes, \$100 pet deposit paid ___ day of _____, 20__

Number and Type of Pets Owned: _____

13. Surrender of Premises: At the termination of this Rental Agreement, tenant shall quit and surrender the premises in as good of condition as the same was at the outset of the Rental Agreement, ordinary wear and tear expected.
14. Breach of Rental Agreement: Failure to pay rent, failure to keep premises neat, disturbing the peace and/or neighbors, or any other breach of any condition in this lease shall constitute a breach of a condition of this Rental Agreement for which reentry is specified.
15. Default: If the leased property is deserted or vacated by tenant, or if the tenant fails to make any payment or rent when due, or if the tenant violates any provision of this Rental Agreement or any rules from time to time established by landlord, whether the same be posted in the park or delivered in writing to the tenant, or if the tenant shall engage in any breach of the peace of the park or premises, the landlord may declare the tenant in default, and should the tenant fall within 5 (five) days of written notice by the landlord, the landlord may reenter and reposes the leased premises, and remove the tenant from the lot and home. Tenant agrees to pay the landlord's court cost and legal fees incurred in representation on any matters occasioned by tenant's default.
16. Summary Ejectment: If tenant pays rent to landlord after landlord has filed an action in summary ejectment to evict the tenant, landlord may proceed with the eviction, or not, at the landlord's discretion.
17. Inspections: Upon reasonable notice and at reasonable times, landlord reserves the right to inspect the premises from time to time. If tenant is unavailable or makes themselves continuously unavailable, landlord may put a conspicuous notice on the door giving the tenant 24-hour notice, with the time the notice is placed on the door set out in the notice, that an inspection will be done no sooner than 24 hours nor later than 48 hours from the time set forth in the notice.
18. Automobiles: No automobiles or other motor vehicles shall remain on any lot more than thirty (30) days without a valid license plate thereon.

Tenant's Automobile(s):

Make: 2010 Honda

Model: Accord

License Plate: _____

Make: 2000 Toyota

Model: Avalon

License Plate: Pld-2141

Make: _____

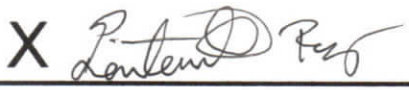
Model: _____

License Plate: _____

19. Waste: Tenant shall not allow waste, trash, or any other items to accumulate on premises beyond normal garbage collection cans.
20. Lawn Care: Tenant shall keep yard area mowed, clean and neat. If landlord has to intervene, after three (3) notices, there will be a \$50 fee added to the following month's rent.
21. Garbage: All tenants shall be responsible for garbage disposal.
22. Notice to Vacate: Tenant shall give twenty (20) days advanced written notice to landlord when canceling his or her rental obligation.

IN WITNESS WHEREOF, the parties have executed this Rental Agreement the day and year first written above.

X 
 Chad McInnis
 Landlord

X 
 Tenant

TENANT INFORMATION

Tenant Name: Lenterrell D. Ray Date of Birth: 10/18/1996
 Addition Tenant Name: Maria Cockman Date of Birth: 06/20/2000

Tenant Phone Number: 410-882-5926
 Tenant E-Mail Address: TrdlRay@Ymail.com

Emergency Contact:
 Name: Tanisha Ray
 Address: 86 Amric Lane Lillington, NC
 Phone Number: 910-354-7085