

WORKING WITH REAL ESTATE AGENTS (LEASE TRANSACTIONS) (FOR TENANTS)

NOTE: This form is designed for use by agents working with tenants. It is similar, but not identical, to the "Working with Real Estate Agents Disclosure (For Buyers)" published by the NC Real Estate Commission (available as NCAR Standard Form #520), which must be used by agents working with buyers.

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate lease transaction, it is important that you understand whether an agent represents you.
- Real estate agents should (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this tenant.

_____ **Tenant Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a tenant agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written tenant agency agreement with you before making a written or oral offer for you. The landlord would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you lease a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the landlord at the same time. A dual agent's loyalty would be divided between you and the landlord, but the firm and its agents must treat you and the landlord fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the landlord, but the firm would designate one agent to represent you and a different agent to represent the landlord. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to lease.

☒ **Unrepresented Tenant (Landlord subagent):** The agent who gave you this form may assist you in your lease, but will not be representing you and has no loyalty to you. The agent will represent the landlord and is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of their property.

Note to Tenant: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

<u>Ryan Reyka</u> Tenant's signature	<u>R Reyka</u> Tenant's signature	<u>07 / 09 / 2025</u> Date	<u>07 / 11 / 2025</u> Date
<u>Melissa Sheldon</u> Agent's name	<u>321186</u> Agent's license no.	<u>Liberty Property Management, LLC</u> Firm name	

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REALTOR®

Coldwell Banker Advantage-Harnett, 35 Plantation Drive Cameron NC 28326

Tristan Sheldon

North Carolina Association of REALTORS®, Inc.

STANDARD FORM 521

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RESIDENTIAL RENTAL CONTRACT

NOTE: THIS AGREEMENT WILL BECOME LEGALLY BINDING ONLY WHEN IT HAS BEEN SIGNED BY TENANT AND BY OR ON BEHALF OF LANDLORD

RESIDENT: Ryan Reyka & Rebecca Pacey ("Tenant")

OWNER: Aaron Geer & Ashley Geer ("Landlord")

REAL ESTATE MANAGEMENT FIRM: Liberty Property Management, LLC ("Agent")

PREMISES: City: Cameron County: Harnett State of North Carolina

☒ Street Address: 146 Trenton Place Zip Code: 28326

☐ Apartment Complex: _____ Apartment No. _____

☐ Other Description (Room, portion of above address, etc.): _____

"Premises" shall include both the inside and outside of any dwelling unit, and any exterior areas such as any front/back yard, in Tenant's exclusive control.

INITIAL TERM: Beginning Date of Lease: 01AUG2025 Ending Date of Lease: 31JULY2026

RENT: \$ 2,300.00 PAYMENT PERIOD: ☒ monthly ☐ weekly ☐ yearly ☐ other: _____

LATE PAYMENT FEE: \$ 15.00 OR 5.00 % of rental payment, whichever is greater

(State law provides that the late fee may not exceed \$15.00 or five percent (5%) of the rental payment, whichever is greater.)

RETURNED CHECK FEE: \$ 35.00 (The maximum processing fee allowed under State law is \$35.00.)

SECURITY DEPOSIT: \$ 2,300.00 to be deposited with: (check one) ☐ Landlord ☒ Agent

LOCATION OF DEPOSIT: (insert name of bank): Truist

BANK ADDRESS: 1066 N Bragg Blvd, Spring Lake, NC 28390

FEES FOR COMPLAINT FOR SUMMARY EJECTMENT AND/OR MONEY OWED (See paragraph 17) (NOTE: Landlord may charge and retain only one of the following fees in addition to any court costs):

- COMPLAINT-FILING FEE: \$ 15.00 OR 5.00 % of rental payment, whichever is greater (Fee may not exceed \$15.00 or five percent (5%) of the rental payment, whichever is greater.)
- COURT APPEARANCE FEE: 10.00 % of rental payment (Fee may not exceed ten percent (10%) of the rental payment.)
- SECOND TRIAL FEE: 12.00 % of rental payment (Fee may not exceed twelve percent (12%) of the rental payment.)

PERMITTED OCCUPANTS (in addition to Tenant):

Brycen Reyka | Brentley Reyka | Rylee Reyka | Nate Maynard | Clara Hatley

EMERGENCY CONTACT FOR TENANT (name and contact information):

Jessica Felch | (561)768-1479 | jfelch2018@gmail.com

IN CONSIDERATION of the promises contained in this Agreement, Landlord, by and through Agent, hereby agrees to lease the Premises to Tenant on the following terms and conditions:

1. Termination and Renewal:

(a) **Termination at End of Initial Term.** EITHER LANDLORD OR TENANT MAY TERMINATE THE TENANCY AT THE EXPIRATION OF THE INITIAL TERM BY GIVING WRITTEN NOTICE TO THE OTHER AT LEAST 60 DAYS PRIOR TO THE EXPIRATION DATE OF THE INITIAL TERM.

(b) **Renewal.** IN THE EVENT SUCH WRITTEN NOTICE IS NOT GIVEN, THE TENANCY SHALL AUTOMATICALLY BECOME A MONTH (PERIOD) TO MONTH (PERIOD) ("RENEWAL PERIOD") TENANCY UPON THE SAME TERMS AND CONDITIONS CONTAINED HEREIN; PROVIDED, HOWEVER, THAT LANDLORD MAY SEND WRITTEN NOTICE OR NOTICES TO TENANT INFORMING TENANT OF ANY INCREASE OR DECREASE IN RENT DUE. SUCH WRITTEN NOTICE MAY BE SENT AT ANY TIME DURING A RENEWAL PERIOD, WITH THE NEW RENT RATE APPLICABLE TO THE NEXT RENEWAL PERIOD.

(c) Termination at End of Renewal Term.

(i) IF THE TENANCY IS RENEWED ON A CALENDAR MONTH-TO-MONTH BASIS, IT MAY THEREAFTER BE TERMINATED BY EITHER LANDLORD OR TENANT GIVING THE OTHER WRITTEN NOTICE, WITH THE TERMINATION TO BE EFFECTIVE ON THE LAST DAY OF THE CALENDAR MONTH FOLLOWING THE CALENDAR MONTH DURING WHICH THE NOTICE IS GIVEN.



(ii) IF THE TENANCY IS RENEWED ON ANYTHING OTHER THAN A CALENDAR MONTH-TO-MONTH BASIS, THE TENANCY MAY BE TERMINATED BY EITHER LANDLORD OR TENANT GIVING THE OTHER 60 DAYS WRITTEN NOTICE PRIOR TO THE LAST DAY OF THE FINAL PERIOD OF THE TENANCY, WITH THE TERMINATION TO BE EFFECTIVE ON THE LAST DAY OF THE FINAL PERIOD OF THE TENANCY.

(NOTE: State and Federal law permit early termination of leases under certain circumstances by members of the United States Armed Forces. For information, see *Questions and Answers on: North Carolina Military Personnel Residential Lease Termination*, available on the website of the NC Real Estate Commission at www.ncrec.gov.)

2. **Rent:** Tenant shall pay the Rent, without notice, demand or deduction, to Landlord or as Landlord directs. The first Rent payment, which shall be prorated if the Initial Term commences on a day other than the first day of the Payment Period, shall be due on 01AUG2025 (date). Thereafter, all rentals shall be paid in advance on or before the **FIRST** day of each subsequent Payment Period for the duration of the tenancy. Rentals not paid on or before the first day of the Payment Period will be considered late, and any such non-payment will constitute a breach of this Agreement.

3. **Late Payment Fees and Returned Check Fees:** Tenant shall pay the Late Payment Fee if any rental payment is five (5) days or more late. *This late payment fee shall be due immediately without demand therefor and shall be added to and paid with the late rental payment. Tenant also agrees, in addition to any other remedies for dishonored funds, to pay the Returned Check Fee for each check of Tenant that is returned by the financial institution because of insufficient funds or because the Tenant did not have an account at the financial institution.*

4. **Tenant Security Deposit:** The Security Deposit shall be paid prior to Tenant's occupancy of the Premises, and shall be administered in accordance with the North Carolina Tenant Security Deposit Act (N.C.G.S. § 42-50 et. seq.). IT MAY, IN THE DISCRETION OF EITHER THE LANDLORD OR THE AGENT, BE DEPOSITED IN AN INTEREST-BEARING ACCOUNT WITH THE BANK OR SAVINGS INSTITUTION NAMED ABOVE. ANY INTEREST EARNED UPON THE TENANT SECURITY DEPOSIT SHALL ACCRUE FOR THE BENEFIT OF, AND SHALL BE PAID TO, THE LANDLORD, OR AS THE LANDLORD DIRECTS. SUCH INTEREST, IF ANY, MAY BE WITHDRAWN BY LANDLORD OR AGENT FROM SUCH ACCOUNT AS IT ACCRUES AS OFTEN AS IS PERMITTED BY THE TERMS OF THE ACCOUNT.

Upon any termination of the tenancy herein created, the Landlord may deduct from the Tenant Security Deposit amounts permitted under the Tenant Security Deposit Act. If there is more than one person listed above as Tenant, Agent may, in Agent's discretion, pay any balance of the Tenant Security Deposit to any such person, and the other person(s) agree to hold Agent harmless for such action. If the Tenant's address is unknown to the Landlord, the Landlord may deduct any permitted amounts and shall then hold the balance of the Tenant Security Deposit for the Tenant's collection.

☐ **(Optional)** If a portion of the Tenant Security Deposit, up to and including \$100, is payable to the Tenant and remains unclaimed for one year following the termination of the tenancy herein, the Tenant directs that such unclaimed funds be paid to the following charitable organization: _____ on the Tenant's behalf. If the unclaimed funds payable to the Tenant exceed \$100, then the Landlord shall hold the funds and escheat them to the State as required by law. During the one year waiting period herein, Landlord and/or Agent agree to use reasonable efforts to locate and inform Tenant of the unclaimed deposit. Landlord and/or Agent should keep written documentation of such efforts.

If the Landlord removes Agent or Agent resigns, the Tenant agrees that Agent may transfer any Tenant Security Deposit held by Agent hereunder to the Landlord or the Landlord's designee and thereafter notify the Tenant by mail of such transfer and of the transferee's name and address. The Tenant agrees that such action by Agent shall relieve Agent of further liability with respect to the Tenant Security Deposit. If Landlord's interest in the Premises terminates (whether by sale, assignment, death, appointment of receiver or otherwise), Agent shall transfer the Tenant Security Deposit in accordance with the provisions of North Carolina General Statutes § 42-54.

5. **Tenant's Obligations:** Unless otherwise agreed upon, the Tenant shall:
- (a) use the Premises for residential purposes only and in a manner so as not to disturb the other tenants;
 - (b) not use the Premises for any unlawful or immoral purposes or occupy them in such a way as to constitute a nuisance;
 - (c) not engage in, or permit any member of Tenant's household or any guest to engage in, criminal activity on or in the immediate vicinity of any portion of the Premises;
 - (d) keep the Premises, including but not limited to all plumbing fixtures, facilities and appliances, in a clean and safe condition;
 - (e) cause no unsafe or unsanitary condition in the common areas and remainder of the Premises used by him;
 - (f) comply with any and all obligations imposed upon tenants by applicable building and housing codes;
 - (g) dispose of all ashes, rubbish, garbage, and other waste in a clean and safe manner and comply with all applicable ordinances concerning garbage collection, waste and other refuse;
 - (h) use in a proper and reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances, if any, furnished as a part of the Premises;

- (i) not deliberately or negligently destroy, deface, damage or remove any part of the Premises, whether inside or outside any dwelling unit, or permit any person, known or unknown to the Tenant, to do so;
- (j) be responsible for all damage, defacement, or removal of any property inside a dwelling unit in the Tenant's exclusive control (including but not limited to all appliances and fixtures) unless the damage, defacement or removal was due to ordinary wear and tear, acts of the Landlord or the Landlord's agent, defective products supplied or repairs authorized by the Landlord, acts of third parties not invitees of the Tenant, or natural forces;
- (k) pay the costs of all utility services to the Premises, including, but not limited to, water, electric, sewer, and gas services, and those for which Tenant is responsible in paragraph 7 below, and keep any such utility services continuously connected and in use;
- (l) conduct himself and require all other persons on the Premises with his consent to conduct themselves in a reasonable manner and so as not to disturb other tenants' peaceful enjoyment of the Premises;
- (m) not abandon or vacate the Premises during the Initial Term or any renewals or extensions thereof. Tenant shall be deemed to have abandoned or vacated the Premises if Tenant removes substantially all of his possessions from the Premises;
- (n) not smoke cigarettes, cigars, pipes or any other tobacco or lighted product of any kind in any interior portion of the Premises, including any detached structures, and to pay the cost of any abatement, cleaning, ductwork replacement that may be necessary as a result of Tenant's failure to comply with this obligation; and
- (o) _____

6. Landlord's Obligations: Unless otherwise agreed upon, the Landlord shall:

- (a) comply with the applicable building and housing codes to the extent required by such building and housing codes;
- (b) make all repairs to the Premises as may be necessary to keep the Premises in a fit and habitable condition; provided, however, in accordance with paragraph 11, the Tenant shall be liable to the Landlord for any repairs necessitated by the Tenant's intentional or negligent misuse of the Premises;
- (c) keep all common areas, if any, used in conjunction with the Premises in a clean and safe condition;
- (d) promptly repair all facilities and appliances, if any, as may be furnished by the Landlord as part of the Premises, including electrical, plumbing, sanitary, heating, ventilating, and air conditioning systems, provided that the Landlord, except in emergency situations, actually receives notification from the Tenant in writing of the needed repairs; and
- (e) within a reasonable period of time based upon the severity of the condition, repair or remedy any imminently dangerous condition on the Premises after acquiring actual knowledge or receiving notice of the condition. Notwithstanding Landlord's repair or remedy of any imminently dangerous condition, Landlord may recover from Tenant the actual and reasonable costs of repairs that are the fault of Tenant.

7. Utility Bills/Service Contracts: Landlord and Tenant agree that utility bills and service contracts ("Service Obligations") for the Premises shall be paid by the party indicated below as to each Service Obligation. The party agreeing to be responsible for payment of a Service Obligation agrees to timely pay the applicable Service Obligation, including any metering, hook-up fees or other miscellaneous charges associated with establishing, installing and maintaining such utility or contract in that party's name. Within thirty (30) days of the Beginning Date of this Lease, Tenant shall provide Landlord with a copy of any requested information about any Service Obligation for which Tenant has agreed to be responsible. Any Service Obligation not designated below shall be the responsibility of Tenant unless the parties agree otherwise in writing.

Service obligation	Landlord	Tenant	N/A
Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electric	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash disposal/dumpster	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lawn Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pest Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. **Smoke and Carbon Monoxide Alarms:** Pursuant to North Carolina General Statutes § 42-42, the Landlord shall provide operable smoke alarms, either battery-operated or electrical. If the Premises has a fossil-fuel burning heater, appliance, or fireplace, or an attached garage, the Landlord shall provide and install a minimum of one operable carbon monoxide alarm per level in the Premises, either battery operated or electrical. The Tenant shall notify the Landlord, in writing, of the need for replacement of or repairs to a smoke or carbon monoxide alarm. The Landlord shall replace or repair the smoke or carbon monoxide alarm within 15 days of receipt of notification if the Landlord is notified of needed replacement or repairs in writing by the Tenant. The Landlord shall ensure that a smoke or carbon monoxide alarm is operable and in good repair at the beginning of the Initial Term of the Tenancy. The Landlord shall place new batteries in any battery-operated smoke or carbon monoxide alarms at the beginning of the Initial Term of the tenancy **and the Tenant shall replace the batteries as needed during the tenancy**, except where the smoke alarm is a tamper-resistant, 10-year lithium battery smoke alarm.

9. **Rules and Regulations:**

(a) **Landlord Rules and Regulations:** The Tenant, his family, servants, guests and agents shall comply with and abide by all the Landlord's existing rules and regulations and such future reasonable rules and regulations as the Landlord may, at Landlord's discretion, from time to time, adopt governing the use and occupancy of the Premises and any common areas used in connection with them (the "Rules and Regulations"). Landlord reserves the right to make changes to the existing Rules and Regulations and to adopt additional reasonable rules and regulations from time to time; provided however, such changes and additions shall not alter the essential terms of this lease or any substantive rights granted hereunder and shall not become effective until thirty (30) days' written notice thereof shall have been furnished to Tenant. A copy of the existing Rules and Regulations are attached hereto and the Tenant acknowledges that he has read them. The Rules and Regulations shall be deemed to be a part of this lease giving to the Landlord all the rights and remedies herein provided.

(b) ☒ (check if applicable) **Owner Association Rules and Regulations:** The Premises are subject to regulation by the following owners/condo association:

- Name of association: Lexington Plantation - The Gates
- Name of association property manager/president: Little & Young | Jamie Thomas
- Contact address and phone number: jamie@littleandyoung.net | (910)484-5400 ext 503
- Association website address, if any: https://www.littleandyoung.net/the-gate-at-lexington-plantation/

Tenant agrees to abide by any applicable owners' association regulations as they now exist or may be amended.

10. **Right of Entry:** Landlord hereby reserves the right to Landlord, Agent and their respective agents and representatives to enter the Premises during reasonable hours for the purpose of (1) inspecting the Premises and the Tenant's compliance with the terms of this lease; (2) making such repairs, alterations, improvements or additions thereto as they may deem appropriate; (3) showing the Premises to prospective purchasers or tenants; and (4) displaying "For Sale" or "For Rent" signs in a reasonable manner upon the Premises. Tenant acknowledges and understands that in the case of an emergency, the Landlord, Agent and their agents and representatives may need to enter the Premises at any hour to cause repairs to be made to preserve or prevent further damage from occurring to the Premises, and the Tenant agrees to cooperate reasonably with them in the event of any such emergency.

11. **Payment for repair of Damages:** Tenant agrees to pay Landlord for the cost of repairing any damage for which Tenant is responsible upon receipt of Landlord's demand therefor, and to pay the Rent during the period the Premises may not be habitable as a result of any such damage. Such damage may include but is not limited to window panes, shutters, or screens damaged by Tenant, filthy ovens, refrigerators, kitchen floors, cabinets or bathrooms, drink stains on carpet, unauthorized paint colors, and lawn, shrubbery or tree damage caused by Tenant or Tenant's animals.

12. **Pets:** Tenant agrees not to keep or allow anywhere on or about the Premises any animals or pets of any kind, whether on a temporary basis or otherwise and whether belonging to the Tenant or anybody else, including but not limited to, dogs, cats, birds, rodents, reptiles or marine animals, unless permitted under the terms of a Pet Addendum attached to this Agreement. Tenant shall be subject to a fine of \$ 500.00 for each animal or pet kept or allowed on the Premises in violation of this paragraph or of the terms of any Pet Addendum that may be a part of this Agreement, and Tenant agrees to pay any such fine(s) upon receipt of Landlord's demand therefore. Payment of any such fine(s) shall not permit Tenant to keep any animal or pet for which the fine was imposed, and Landlord retains the right to terminate this Agreement if the violation continues following notice given in accordance with paragraph 17.

13. **Alterations:** The Tenant shall not paint, mark, drive nails or screws into, or otherwise deface or alter walls, ceilings, floors, windows, cabinets, woodwork, stone, ironwork or any other part of the Premises, decorate the Premises, change or remove any existing locks or add any additional locks, or make any alterations, additions, or improvements in, to, on or about the Premises without the Landlord's prior written consent and then only in a workmanlike manner using materials and contractors approved by the Landlord. All such work shall be done at the Tenant's expense and at such times and in such manner as the Landlord may approve, and keys for any changed or additional locks shall immediately be provided to the Landlord. All alterations, additions, and improvements upon the Premises, made by either the Landlord or Tenant, shall become the property of the Landlord and shall remain upon and become a part of the Premises at the end of the tenancy hereby created.

14. **Occupants:** The Tenant shall not allow or permit the Premises to be occupied or used as a residence by any person other than Tenant and the Permitted Occupants. Tenant shall be subject to a fine of \$ 500.00 for each person occupying or using the Premises in violation of this paragraph, and Tenant agrees to pay any such fine(s) upon receipt of Landlord's demand therefor. Payment of any such fine(s) shall not permit any person for whom the fine was imposed to occupy or use the Premises as a residence, and Landlord retains the right to terminate this Agreement if the violation continues following notice given in accordance with paragraph 17.

15. **Rental Application:** In the event the Tenant has submitted a Rental Application in connection with this lease, Tenant acknowledges that the Landlord has relied upon the Application as an inducement for entering into this Lease and Tenant warrants to Landlord that the facts stated in the Application are true to the best of Tenant's knowledge. If any facts stated in the Rental Application prove to be untrue, the Landlord shall have the right to terminate the tenancy and to collect from Tenant any damages resulting therefrom.

16. **Tenant's Duties Upon Termination:** Upon any termination of the Tenancy created hereby, whether by the Landlord or the Tenant and whether for breach or otherwise, the Tenant shall: (1) pay all utility bills due for services to the Premises for which he is responsible and have all such utility services discontinued; (2) vacate the Premises removing there from all Tenant's personal property of whatever nature; (3) properly sweep and clean the Premises, including plumbing fixtures, refrigerators, stoves and sinks, removing there from all rubbish, trash, garbage and refuse; (4) make such repairs and perform such other acts as are necessary to return the Premises, and any appliances or fixtures furnished in connection therewith, in the same condition as when Tenant took possession of the Premises; provided, however, Tenant shall not be responsible for ordinary wear and tear or for repairs required by law or by paragraph 6 above to be performed by Landlord; (5) fasten and lock all doors and windows; (6) return to the Landlord any and all keys, other access devices, parking and pool passes, garage door openers and other similar items to the Premises and any amenities; (7) restore the level of fuel in any fuel tank used by the Tenant to its level as of the Beginning Date of the Tenancy; and (8) notify the Landlord of the address to which the balance of the Security Deposit may be returned. If the Tenant fails to sweep out and clean the Premises, appliances and fixtures as herein provided, Tenant shall become liable, without notice or demand, to the Landlord for the actual costs of cleaning (over and above ordinary wear and tear), which may be deducted from the Security Deposit as provided in paragraph 4 above.

In the event Tenant desires to terminate the Tenancy prior to the end of its term then in effect, Tenant acknowledges and understands that the Landlord will use reasonable efforts to re-rent the Premises, but that the Tenant shall remain responsible for the performance of all the Tenant's obligations under this Agreement until such time as the Landlord may be able to re-rent the Premises, unless the Landlord and the Tenant agree otherwise in writing.

17. Tenant's Breach/Termination:

(a) **Events Constituting Breach:** It shall constitute a breach of this Agreement if Tenant fails to:

- (i) pay the full amount of rent herein reserved as and when it shall become due hereunder; or
- (ii) except for criminal activity, perform any other promise, duty or obligation herein agreed to by him or imposed upon him by law and such failure shall continue for a period of five (5) days from the date the Landlord provides Tenant with written notice of such failure or shall occur again any time thereafter without any requirement of further notice from the Landlord.

In either of such events and as often as either of them may occur, the Landlord, in addition to all other rights and remedies provided by law, may, immediately either terminate this lease (see subparagraph (e) below) or terminate the Tenant's right to possession of the Premises (see subparagraph (f) below) by written notice given to Tenant in accordance with paragraph 33.

(b) **Demand for Possession:** Upon Landlord's written demand given to Tenant in accordance with paragraph 33, Landlord shall be immediately entitled to possession of the Premises if Landlord terminates this lease or terminates the Tenant's right of possession or if Tenant is holding over after the term of the Lease has expired. Any demand for possession may be provided contemporaneously with any notice of termination provided under subparagraph (a) above. In the event Tenant fails or refuses to surrender possession of the Premises, Landlord may, in compliance with Article 2A of Chapter 42 of the General Statutes of North Carolina, reenter and retake possession of the Premises through a summary ejectment proceeding.

NOTE: NC REALTOR Form 427-T, "Demand for Possession" may be used to comply with subparagraphs (a) and (b) above.

(c) **Fees/Costs of Summary Ejectment Proceeding:** If a summary ejectment proceeding is instituted against Tenant, Landlord shall be entitled to recover from Tenant the following fees/costs in accordance with NC General Statutes §42-46: (i) filing fees charged by the court, (ii) costs for service of process, (iii) the relevant Complaint-Filing Fee, Court Appearance Fee or Second Trial Fee, and, (iv) reasonable attorneys' fees actually incurred not to exceed fifteen percent (15%) of the amount owed by Tenant, or fifteen percent (15%) of the monthly rent stated in this Agreement if the summary ejectment proceeding is based on a default other than the nonpayment of rent.

(d) **Acceptance of Partial Rent:** Tenant acknowledges and understands that Landlord's acceptance of partial rent or partial housing subsidy will not waive Tenant's breach of this Agreement or limit Landlord's rights to evict Tenant through a summary ejectment proceeding, whether filed before or after Landlord's acceptance of any such partial rent or partial housing subsidy.

(e) **Termination of Lease:** In the event Landlord terminates this lease, all further rights and duties hereunder shall terminate and Landlord shall be entitled to collect from Tenant all accrued but unpaid rents and any damages resulting from the Tenant's breach, including but not limited to damages for Tenant's continued occupancy of the Premises following the Landlord's termination.

(f) **Termination of Tenant's Right of Possession:** In the event Landlord terminates the Tenant's right of possession without terminating this lease, Tenant shall remain liable for the full performance of all the covenants hereof, and Landlord shall use reasonable efforts to re-let the Premises on Tenant's behalf. Any such rentals reserved from such re-letting shall be applied first to the costs of re-letting the Premises and then to the rentals due hereunder. In the event the rentals from such re-letting are insufficient to pay the rentals due hereunder in full, Tenant shall be liable to the Landlord for any deficiency. In the event Landlord institutes a legal action against the Tenant to enforce the lease or to recover any sums due hereunder, Tenant agrees to pay Landlord reasonable attorney's fees in addition to all other damages.

18. **Landlord's Default; Limitation of Remedies and Damages:** Until the Tenant notifies the Landlord in writing of an alleged default and affords the Landlord a reasonable time within which to cure, no default by the Landlord in the performance of any of the promises or obligations herein agreed to by him or imposed upon him by law shall constitute a material breach of this lease and the Tenant shall have no right to terminate this lease for any such default or suspend his performance hereunder. In no event and regardless of their duration shall any defective condition of or failure to repair, maintain, or provide any area, fixture or facility used in connection with recreation or recreational activities, including but not limited to swimming pools, club houses, and tennis courts, constitute a material breach of this lease and the Tenant shall have no right to terminate this lease or to suspend his performance hereunder. In any legal action instituted by the Tenant against the Landlord, the Tenant's damages shall be limited to the difference, if any, between the rent reserved in this lease and the reasonable rental value of the Premises, taking into account the Landlord's breach or breaches, and in no event, except in the case of the Landlord's willful or wanton negligence, shall the Tenant collect any consequential or secondary damages resulting from the breach or breaches, including but not limited to the following items: damage or destruction of furniture or other personal property of any kind located in or about the Premises, moving expenses, storage expenses, alternative interim housing expenses, and expenses of locating and procuring alternative housing.

19. **Bankruptcy:** If any bankruptcy or insolvency proceedings are filed by or against the Tenant or if the Tenant makes any assignment for the benefit of creditors, the Landlord may, at his option, immediately terminate this Tenancy, and reenter and repossess the Premises, subject to the provisions of the Bankruptcy Code (11 USC Section 101, et. seq.) and the order of any court having jurisdiction thereunder.

20. **Tenant's Insurance; Release and Indemnity Provisions:**

Personal Property Insurance (Tenant initial if applicable*):

RRRLP Tenant shall be required to obtain and maintain throughout the term of the tenancy a renter's insurance policy, which policy shall, without cost to Landlord or Agent, name Landlord and Agent as an additional insured, and to promptly provide Landlord evidence of such insurance upon Landlord's request. In addition to coverage for damage or loss to Tenant's personal property in such amount as Tenant may determine, the policy shall include coverage for bodily injury and property damage for which Tenant may be liable in the amount of \$300,000.00.

***If not initialed, Tenant shall not be required to obtain a renter's insurance policy**

(b) Whether or not Tenant is required to obtain a renter's insurance policy, Tenant shall be solely responsible for insuring any of his personal property located or stored upon the Premises upon the risks of damage, destruction, or loss resulting from theft, fire, storm and all other hazards and casualties. Regardless of whether the Tenant secures such insurance, the Landlord and his agents shall not be liable for any damage to, or destruction or loss of, any of the Tenant's personal property located or stored upon the Premises regardless of the cause or causes of such damage, destruction, or loss, unless such loss or destruction is attributable to the intentional acts or willful or wanton negligence of the Landlord.

(c) The Tenant agrees to release and indemnify the Landlord and his agents from and against liability for injury to the person of the Tenant or to any members of his household resulting from any cause whatsoever except only such personal injury caused by the negligent, or intentional acts of the Landlord or his agents.

21. **Agent:** The Landlord and the Tenant acknowledge that the Landlord may, from time to time in his discretion, engage a third party ("the Agent") to manage, supervise and operate the Premises or the complex, if any, of which they are a part. If such an Agent is managing, supervising and operating the Premises at the time this lease is executed, his name will be shown as "Agent" on the first

page hereof. With respect to any Agent engaged pursuant to this paragraph, the Landlord and the Tenant hereby agree that: (1) Agent acts for and represents Landlord in this transaction; (2) Agent shall have only such authority as provided in the management contract existing between the Landlord and Agent; (3) Agent may perform without objection from the Tenant, any obligation or exercise any right of the Landlord imposed or given herein or by law and such performance shall be valid and binding, if authorized by the Landlord, as if performed by the Landlord; (4) the Tenant shall pay all rents to the Agent if directed to do so by the Landlord; (5) except as otherwise provided by law, the Agent shall not be liable to the Tenant for the nonperformance of the obligations or promises of the Landlord contained herein; (6) nothing contained herein shall modify the management contract existing between the Landlord and the Agent; however, the Landlord and the Agent may from time to time modify the management agreement in any manner which they deem appropriate; (7) the Landlord, may, in his discretion and in accordance with any management agreement, remove without replacing or remove and replace any agent engaged to manage, supervise and operate the Premises.

22. **Form:** The Landlord and Tenant hereby acknowledge that their agreement is evidenced by this form contract which may contain some minor inaccuracies when applied to the particular factual setting of the parties. The Landlord and Tenant agree that the courts shall liberally and broadly interpret this lease, ignoring minor inconsistencies and inaccuracies, and that the courts shall apply the lease to determine all disputes between the parties in the manner which most effectuates their intent as expressed herein. The following rules of construction shall apply: (1) handwritten and typed additions or alterations shall control over the preprinted language when there is an inconsistency between them; (2) the lease shall not be strictly construed against either the Landlord or the Tenant; (3) paragraph headings are used only for convenience of reference and shall not be considered as a substantive part of this lease; (4) words in the singular shall include the plural and the masculine shall include the feminine and neuter genders, as appropriate; and (5) the invalidity of one or more provisions of this lease shall not affect the validity of any other provisions hereof and this lease shall be construed and enforced as if such invalid provision(s) were not included.

23. **Amendment of Laws:** In the event that subsequent to the execution of this lease any state statute regulating or affecting any duty or obligation imposed upon the Landlord pursuant to this lease is enacted, amended, or repealed, the Landlord may, at his option, elect to perform in accordance with such statute, amendment, or act of repeal in lieu of complying with the analogous provision of this lease.

24. **Eminent Domain and Casualties:** The Landlord shall have the option to terminate this lease if the Premises, or any substantial part thereof, are condemned or sold in lieu of condemnation or damaged by flood, storm, fire or other casualty. The Landlord shall give Tenant at least thirty (30) days written notice of any such termination. This lease shall terminate as of the date specified in the notice and the rent will be accounted for between Landlord and Tenant as of that date.

25. **Assignment:** The Tenant shall not assign this lease or sublet the Premises in whole or part.

26. **Waiver:** No waiver of any breach of any obligation or promise contained herein shall be regarded as a waiver of any future breach of the same or any other obligation or promise.

27. **Joint and Several Liability:** If there are multiple persons listed as Tenant, their obligations under this Agreement shall be joint and several.

28. **Other Terms and Conditions:**

(a) If an Agent involved in this transaction, Agent discloses to Tenant that Agent is acting for and represents Landlord.

(b) Itemize all addenda to this Contract and attach hereto:

- ☐ Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (form 430-T) (if Premises built prior to 1978)
- ☒ Military Status Addendum (form 436-T)
- ☐ Maintenance Addendum (form 440-T)
- ☐ Pet Addendum (form 442-T)
- ☐ Assistance Animal Addendum (form 443-T)
- ☐ Guaranty Addendum (form 445-T)
- ☒ Other Addenda: Liberty Property Management Lease Addendum, Liberty Property Management Fair Housing Policy
Smoke-Free Property Addendum, Check-Out Requirements Addendum, Lease Buy-Out Addendum

(c) Additional Terms:

Resident has provided documentation for two ESAs:

Comet | Golden Retriever

Mac | Rhodesian Ridgeback

29. **Inspection of Premises:** Within 5 days of occupying the Premises, Tenant has the right to inspect the Premises and complete a Property Assessment Form.

Tenant Initials RRRLP

30. **Tenant Information:** Tenant acknowledges and understands that during or after the term of this Agreement, the Landlord may provide information about Tenant or relating to the Tenancy in accordance with applicable laws, including but not limited to providing such information to a credit reporting agency.

31. **Execution; Counterparts:** When Tenant signs this lease, he acknowledges he has read and agrees to the provisions of this lease. This lease is executed in 3 (number) counterparts with an executed counterpart being retained by each party.

32. **Entire Agreement:** This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing. All changes, additions or deletions hereto must be in writing and signed by all parties.

33. **Use of Electronic Means; Notice.** The parties agree that electronic means may be used to sign this Agreement or to make any modifications the parties may agree to, and that any written notice, communication or documents may be transmitted electronically to any e-mail address, cell phone number or fax number used by the parties to communicate during the course of this Agreement. Any notices required or authorized to be given hereunder or pursuant to applicable law may also be mailed or hand delivered to the Tenant at the address of the Premises and to the Landlord at the address of the Agent.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

[Signature Page Follows]

Tenant Initials RRRLP

LANDLORD: Aaron Geer & Ashley Geer

LANDLORD: _____

BY: AGENT: Liberty Property Management, LLC
[Name of real estate firm]

By: Melissa Sheldon Individual license # 321186 Date: 07 / 11 / 2025
[Signature of authorized representative]

Address: 225 N Main St #887, Spring Lake, NC 28390

Telephone: (910)421-0049 Fax: _____ Email: admin@libertypmnc.com

TENANT: Ryan Reyka Date: 07 / 09 / 2025
[Tenant signature] Ryan Reyka

Contact information: _____
Home Work Cell Email

TENANT: Rebecca Paceley Date: 07 / 11 / 2025
[Tenant signature] Rebecca Paceley

Contact information: _____
Home Work Cell Email

TENANT: _____ Date: _____
[Tenant signature]

Contact information: _____
Home Work Cell Email

TENANT: _____ Date: _____
[Tenant signature]

Contact information: _____
Home Work Cell Email



Lease Addendum

Rent is due on the first day of each month. If rent is not received by the sixth, it is considered late, and late fees will apply. Rent must be paid in full, and under no circumstances may the security deposit be applied toward the final month's rent.

The initial security deposit, first month's rent, and administration fee are required to be paid using Cashier's Checks only. Beginning with the rent of the second full month of residency moving forward, all rental payments and other charges must be made electronically through the resident portal or via WIPS (Walk-In Payment System). Partial payments will not be accepted under any circumstances.

WIPS is a convenient payment option that allows tenants to make rent payments in cash at participating retail locations, including 7-Eleven, CVS, and Walmart. Upon lease signing, your unique WIPS account number and barcode will be available on your tenant portal, via text or email. This barcode can be presented at the participating location to process your payment, which will be posted to your resident ledger on the same day.

The property is being leased in its current condition, or "As Is." No cosmetic upgrades, additional cleaning, or improvements will be made unless expressly agreed upon in writing prior to lease signing.

All maintenance requests, including emergencies, must be submitted through the resident portal. After submitting an emergency request through the portal, tenants may also follow up via email at admin@libertypmnc.com or call (910)421-0049 to ensure prompt response. Please leave a detailed message with the address, name, return phone number, and detailed explanation of the issue.

Residents are required to maintain a liability insurance policy with a minimum coverage of \$300,000 for the duration of their tenancy. If a pet resides in the home, the policy must also include specific coverage for the animal. Liberty Property Management, LLC must be listed as an additional insured on the policy. In the event the policy lapses at any time, a forced insurance policy may be implemented by management, and the cost will be billed directly to the tenant's account. These charges are non-refundable and cannot be reversed under any circumstances. To prevent any gaps in coverage, residents should update their insurance information through the resident portal several business days prior to the policy's expiration date.

If a tenant needs to terminate the lease prior to its expiration, a written 30-day notice is required. During this notice period, regular monthly rent must continue to be paid in full. Additionally, an early termination fee equal to two months' rent will be charged. The security deposit may not be used to cover any portion of this balance.

Minor maintenance issues are the responsibility of the tenant and will not be covered. These may include, but are not limited to, replacing batteries in smoke detectors, changing light bulbs, pest control, repairing or replacing broken toilet seats, reattaching or fixing towel bars, and replacing HVAC air filters. This list is not exhaustive but represents common examples of tenant-responsible items.

Resident Initial: *RR RLP*





Tenants are responsible for the full upkeep and maintenance of the lawn and exterior landscaping at the property. This includes, but is not limited to, regular mowing of the grass, weed eating along edges and fences, trimming of bushes or shrubs as needed to maintain a neat appearance, removal of weeds from flower beds and walkways, disposal of yard waste, and ensuring that the lawn is kept free of overgrowth, debris, or trash. Failure to maintain the exterior in accordance with these standards may result in the landlord arranging for professional lawn care services at the tenant's expense, including an administrative mark-up for coordination.

In the event a tenant is locked out of the property due to lost or misplaced keys, it is the tenant's responsibility to contact and pay for a locksmith to regain entry. If the lock is damaged as a result and needs replacement, this will also be at the tenant's expense. Tenants are required to notify management of the lock change and must provide a copy of the new key for the property within 48 hours.

Tenants are financially responsible for any damage to the property that falls outside the scope of normal wear and tear. This includes, but is not limited to, damage caused by pets, smoke odors, and any visible stains, smudges, grease, or oil on walls or paint. The costs to remediate these issues will be billed to the tenant.

Tenants must not flush wipes, sanitary products, or feminine hygiene items down the toilet, as these can damage plumbing and result in sewage backups. If a plumbing issue arises and is found to be caused by improper disposal of such items, the tenant will be responsible for the full cost of the plumbing repair, including any applicable service markups.

Additionally, tenants are responsible for plumbing issues that result from improper use of the property. During the winter months, when temperatures drop below 40 degrees Fahrenheit, tenants must allow faucets to drip slowly, and cabinets that have pipes inside of them are to be opened to allow air flow to prevent pipes from freezing. Failure to follow this requirement may result in repair costs being charged to the tenant.

Smoking is strictly prohibited inside the property. This includes all forms of smoking such as cigarettes, e-cigarettes, vaping devices, and the use of illegal substances. Any smoke-related damage will be billed to the tenant if a violation occurs.

Only animals listed on the signed Pet Addendum are authorized on the property. Visting pets or pet sitting is prohibited. Fostering animals of any kind is strictly prohibited. Unauthorized animals will result in a \$500 fine per animal and may lead to eviction at the landlord's discretion. Service and support animals are exempt, but required to be updated via petscreening.

Tenants are expected to maintain reasonable noise levels at all times. Excessive noise—defined as any sound clearly audible outside of the residents' unit—is not permitted and may be subject to lease violations.

Parking on lawns or curbs is strictly prohibited. Residents must use designated parking spaces or legal street parking where allowed. Tenants are also responsible for maintaining lawn care. If the lawn is not properly maintained, Liberty Property Management will hire a professional service and the tenant will be billed, including a mark-up for coordination and oversight.

Resident Initial:

RR RLP





Inspection forms must be completed and returned within five days of move-in. If the inspection form is not submitted within this timeframe, it will be assumed that the property was received in perfect condition and free of any damages.

Resident Signature: Ryan Reyka

Date: 07 / 09 / 2025

Resident Signature: R Reyka

Date: 07 / 11 / 2025

Management Signature: Melissa Sheldon

Date: 07 / 11 / 2025

Resident Initial: RR RLP





Liberty Property Management's Fair Housing Policy

Liberty Property Management, including its employees, is committed to following the letter and spirit of the Federal Fair Housing law by respecting the diversity and difference within our customer base by providing equal professional service to all, without regard to race, color, religion, sex, handicap, familial status, national origin, or other protected status.

Liberty Property Management, including its employees, is also committed to following the letter and spirit of North Carolina State fair housing law, by respecting the diversity and differences within our customer base by providing equal professional service to all, without regard to race, color, religion, sex, handicap, familial status, national origin, or other protected status.

Liberty Property Management is committed to keeping informed about fair housing laws and practices, and will not tolerate non-compliance. This commitment will be demonstrated through the general practices of Liberty Property Management. Additionally, Liberty Property Management will inform our clients and customers about their rights under the fair housing laws.

Non-discrimination Statement

Liberty Property Management complies with the letter and spirit of the Fair Housing Act and the North Carolina Fair Housing laws. No qualified person will be denied housing or otherwise discouraged from obtaining housing through Liberty Property Management because of their status under these laws.

Liberty Property Management reserves the right to approve or deny any application whereby the following criteria is not met.

Liberty Property Management requires all residents 18 years of age or older to apply for residency. In an effort to help you understand the manner in which we evaluate your qualifications to become a resident and to assist you in determining for yourself whether you qualify prior to submitting an application the following are Liberty Property Management's basic requirements for tenancy.

Any person of legal age may submit an application for residency. Each application will be evaluated in a fair and uniform manner based on credit worthiness, including but not limited to income stability, negative rental or credit history, prior eviction status and criminal record. No prior felonies or evictions will be permitted. Only the applicant's status regarding these issues will be evaluated. Liberty Property Management will not take into account any status protected in its Fair Housing Policy.

Liberty Property Management requires the following:

Identification:

All applicants 18 years of age and older must provide identification in order to verify their identity. In the event an applicant has a guarantor, the guarantor must file a joint application, and be placed on the lease as a full lease holder. Incomplete or falsified applications will not be accepted for further processing.

Resident's Initials: *RRRLP*





Fees:

- There is a \$50 fee per application to run credit and background check.
- There is a \$200 administration fee once approved to process the lease.
- Once the applicant pays a deposit for the home it is non-refundable due to removing the home from marketing and suspending all further applications.
- All fees are non-refundable.

Employment:

- The applicant must submit a copy of the most recent 3 month's pay stubs. Must be a direct download and in PDF format.
- The applicant must submit a copy of the most recent 3 month's bank statements.
- Employment will be verified with HR. Must be a direct download and in PDF format.
- Minimum income required must equal or be greater than 3x monthly rent.
- Must be with their current job for more than 3 months. If less than 3 months, an additional deposit may be required.

Rental History:

- Applicants must have provided proper notice to the current landlord and have fulfilled their current lease term.
- Applicants must have positive payment history, none, or minimal complaints, and not have a current outstanding balance.
- Applicants must not have evictions, outstanding landlord debt, or write-offs within the last 7 years.
- Applicants must not have any possession or forcible detainers within the last 7 years.

Credit History:

- Applicants must provide a social security number or Tax ID (W7)
- Applicant credit history will be evaluated. Severe level of charge-offs and items in collection will be denied. These include, but not limited to: unpaid collections, charge off accounts, judgments, and patterns of late payments.
- Applicants must not have had a bankruptcy in the past 5 years.

Background Check:

As part of the application process a criminal background check is completed on all applicants over 18 years of age through a third-party screening provider. We consider criminal convictions on a case-by-case basis, but the following will be denied:

- Convictions for violent felony offenses.
- Sex offense requiring registration on the sex offender registry (lifetime restraints or within the most recent 10 years)
- Drug manufacturing or distribution convictions within the past 10 years.
- Arson, burglary, or robbery convictions.
- Crimes involving harm or threat of harm to a person or property.

Resident's Initials: *RRRLP*





Co-Signers:

- Co-signers are not permitted. All applicants will be full leaseholders and subject to the full lease and its terms.

Following review of the information provided above, Liberty Property Management will notify the applicant whether they were approved or denied. Availability of units is based upon first approved basis.

Liberty Property Management's Occupancy Policy

Liberty Property Management adheres to the Department of Housing and Urban Development Guidance on Occupancy Standards and North Carolina local guidelines. Due to the guidelines set forth therein, the maximum occupancy within all properties is two (2) persons per bedroom. One infant under the age of 12 months shall not be considered when calculating this requirement.

Resident Signature: Ryan Reyka

Date: 07 / 09 / 2025

Resident Signature: RR

Date: 07 / 11 / 2025

Management Signature: Melissa Sheldon

Date: 07 / 11 / 2025

Resident's Initials: RR RLP





SMOKE-FREE PROPERTY ADDENDUM

The Landlord has implemented a “No Smoking” policy due to the known health effects of secondhand smoke, increased costs incurred due to additional maintenance and cleaning, fire risks, and higher insurance costs associated with permitted smoking in the building.

For this “**Smoke-Free Property Addendum**,” smoking is defined as inhaling, breathing, or carrying a lit cigarette, cigar, e-cig, vape, pipe or other tobacco or non-tobacco smoked product in any form, legal or illegal.

The Tenant(s), occupants, and Tenant’s invitees and guests acknowledge the Leased Premise is designated as a smoke-free living space. No smoking anywhere with the rental unit is permitted. Where applicable, smoking shall not be permitted in any common areas, including but not limited to hallway, adjoining grounds, balconies and/or patios.

Tenant(s) acknowledges that the Landlord does not promise or guarantee a smoke-free living space. Additionally, Tenant(s) acknowledges that Landlord’s implementation of a smoke-free living space does not make the Landlord responsible for the Tenant’s health or of smoke-free condition of the Tenant’s unit and the common areas. However, Landlord will try to enforce the terms within this “**Smoke-Free Property Addendum**” with the Lease to create a smoke-free environment.

Tenant(s) accepts that Landlord has limited ability to police, monitor, or enforce the terms of this “**Smoke-Free Property Addendum**.” Tenant(s) understand enforcement depends upon the compliance of the Tenant(s), occupants, Tenant’s guest and invitees. Landlord puts on notice any Tenant(s) with respiratory illnesses, disease, allergies, or any other physical or mental condition relating to the effects of smoke that the Landlord assumes no greater duty of care to enforce the Addendum than any other landlord obligation under the Lease.

If the Tenant(s) violates any part of this Addendum, the Tenant(s) will then be in default of the Lease. If a default occurs, the Landlord may initiate legal proceedings under all applicable laws and regulations to evict or have the Tenant removed from the Leased Premises and seek judgement against the Tenant(s) for any monies owed to the Landlord because of the Tenant’s default.

Resident Signature: Ryan Reyka

Date: 07 / 09 / 2025

Resident Signature: R Reyka

Date: 07 / 11 / 2025

Management Signature: Melissa Sheldon

Date: 07 / 11 / 2025





ADDENDUM TO RESIDENTIAL RENTAL CONTRACT

CHECK-OUT REQUIREMENTS

1. Utilities must remain on until after the lease end date has passed.
2. Remove all personal items and trash from the property, storage and yard.
3. Clean appliances (refrigerator, range, hood, dishwasher, and microwave). Pull the refrigerator away from the wall and clean the back of the refrigerator and floor thoroughly. Clean the refrigerator seals and equipment inside.
4. If fridge has Ice Maker/Dispenser, empty ice storage location and turn the ice maker off. Failure to do so may cause water damage to the floor and result in deduction of security deposit.
5. Clean all cabinets, inside and out, in the kitchen and all bathrooms.
6. Carpet must be professionally steam-cleaned, and receipt provided to management. If you have pets in the home the receipt must indicate a pet treatment was completed. Failure to do so could result in deduction of security deposit.
7. Wash scuff marks, stains and dirt from the walls. Pay special attention to areas around lights switches. Dust all woodwork. Do not paint without approval. Most marks on the walls can be removed by washing with liquid cleaners or magic eraser.
8. Dust all ceiling fans and light fixtures.
9. Replace any burned out light bulbs.
10. Clean all windows, in and out, securing all windows and screens. Clean all sills, tracks and patio door tracks. Blinds should be washed. Any cobwebs should be removed.
11. Clean and disinfect the bathrooms thoroughly, any ceramic tiled bath should be cleaned with a brush and a product such as Tilex to remove any mildew.
12. Mow, rake, trim, edge and pull or spray weeds in the lawn and haul off the clippings.
13. Sweep the driveway, walkways and patios.
14. Repair or have repaired any damages you or your pets have caused to the house or yard.
15. Remove all pet droppings.
16. Make arrangements to have your trash/garbage picked up before you discontinue services.
17. Replace the air conditioning filter.

OUR DESIRE IS TO RETURN YOUR ENTIRE SECURITY DEPOSIT TO YOU.

Upon execution by both parties this agreement becomes an addendum and integral part of the aforementioned Residential Rental Contract.

Resident Signature: Ryan Reyka

Date: 07 / 09 / 2025

Resident Signature: R Reyka

Date: 07 / 11 / 2025

Management Signature: Melissa Sheldon

Date: 07 / 11 / 2025





BUY-OUT ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

This Buy-Out Addendum grants the Resident the option to terminate the Lease Agreement prior to its expiration date, provided all conditions outlined in this Addendum are met. It is intended to release both parties from the remaining lease obligations upon proper notice, payment, and compliance.

BUY-OUT PROCEDURES

To exercise the buy-out option, the Resident must complete all of the following:

- a. Provide written notice of intent to buy out at least **30 days** before the desired termination date.
- b. Specify the final termination date in writing.
- c. Be current on all rent and lease obligations at the time of notice and on the termination date.
- d. Vacate the property no later than the stated termination date and not hold over.
- e. Pay a non-refundable buy-out fee equal to **two (2) times the monthly base rent**.
- f. Repay any lease concessions or rent specials received during the lease term.
- g. Comply with any additional requirements noted in the Lease or below.

PAYMENT TERMS

The buy-out fee and any amounts owed for concessions must be paid in full at the time the notice is submitted. These payments must be made in **certified funds** (e.g., cashier's check or WIPS) and are non-refundable under any circumstances.

6. INSURANCE OF COMPLIANCE

If the Resident fails to meet any of the requirements of this Addendum, the buy-out agreement will be void. The original Lease Agreement will remain in effect.

7. SHOWING UNIT TO PROSPECTIVE RESIDENTS

Upon receiving written notice of intent to buy out, Landlord has the right to begin showing the unit to prospective residents prior to the termination date, with reasonable notice provided to the Resident as required by law

8. MISCELLANEOUS

All other terms of the original Lease Agreement remain in full force and effect. This Addendum does not release the Resident from liability for damage to the property or unpaid rent due prior to the termination date. Any extensions or exceptions must be granted in writing by the Landlord.

Resident's Initials: *RR RLP*





9. SPECIAL PROVISIONS (if any):

This Addendum is made part of the Lease Agreement between the Landlord and Resident(s) as referenced above.

Resident Signature: Ryan Reyka

Date: 07 / 09 / 2025

Resident Signature: R Reyka

Date: 07 / 11 / 2025

Management Signature: Melissa Sheldon

Date: 07 / 11 / 2025

Resident's Initials: RR RLP



MILITARY STATUS ADDENDUM

NOTE: This form may be used to confirm that a prospective tenant is NOT currently in military service. If a prospective tenant is in military service, consideration may be given to having him or her sign a "Waiver of Rights" form (standard form 435-T).

Tenant: Ryan Reyka & Rebecca Paceley

Landlord: Aaron Geer & Ashley Geer

Premises: 146 Trenton Place, Cameron, NC 28326

This Addendum is attached to and made a part of the Residential Rental Contract ("Contract") between Landlord and Tenant for the Premises.

RECITALS

1. The Servicemembers Civil Relief Act (50 U.S.C. Section 3911 et seq) ("SCRA") provides for the temporary suspension of any civil action or proceeding against a servicemember during his or her military service under certain circumstances.
2. In the event Landlord is required to file an eviction proceeding against Tenant for breach of the Rental Contract (called "summary ejectment"), Landlord will be required to file a Servicemembers Civil Relief Act Affidavit stating whether or not the defendant is in military service and showing necessary facts to support the affidavit.
3. Tenant desires to confirm that Tenant is not currently in military service and to agree to notify Landlord in the event Tenant enters into military service after this Addendum is signed.

AGREEMENT

1. **Tenant Representation.** Tenant represents that Tenant is not currently in military service with the Army, Navy, Air Force, Marines, Coast Guard or National Guard as defined in the SCRA and is not a commissioned officer of the Public Health Service or the National Oceanic and Atmospheric Administration.
2. **Tenant Agreement.** Tenant agrees to promptly notify Landlord in writing if Tenant enters into military service as defined in paragraph 1 above after the date this Addendum is signed.
3. **Tenant Understanding.** Tenant acknowledges and understands that in the event Landlord files an eviction action against Tenant for breach of the Rental Contract and Tenant has not notified Landlord that Tenant has entered into military service, Landlord may use Tenant's representation that he or she is not in military service as of the date of this Addendum and has not subsequently notified Landlord after the date of this Addendum that he or she has entered into military service as evidence that Tenant is not in military service for purposes of completing a Servicemembers Civil Relief Act Affidavit.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

TENANT:

Ryan Reyka

Date: 07 / 09 / 2025

R Paceley

Date: 07 / 11 / 2025

Date: _____

Date: _____

LANDLORD:

Aaron Geer & Ashley Geer

By: Liberty Property Management, LLC, AGENT

Melissa Sheldon

Date: 07 / 11 / 2025



Title	146 Trenton Pl: Lease Agreement
File name	1._Tenants_...__7_22.pdf and 7 others
Document ID	36795ef97e86d2d5d814585a576a1a88c43cfb35
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



07 / 09 / 2025
22:26:31 UTC

Sent for signature to Rebecca Paceley (rlpaceley@gmail.com), Ryan Reyka (rcreyka@gmail.com) and Melissa Sheldon (admin@libertypmnc.com) from libertypmnc@gmail.com
IP: 47.132.114.86



07 / 09 / 2025
23:51:48 UTC

Viewed by Ryan Reyka (rcreyka@gmail.com)
IP: 98.121.131.223



07 / 10 / 2025
00:37:57 UTC

Signed by Ryan Reyka (rcreyka@gmail.com)
IP: 98.121.131.223



07 / 11 / 2025
16:54:39 UTC

Viewed by Rebecca Paceley (rlpaceley@gmail.com)
IP: 172.58.255.15



07 / 11 / 2025
16:56:39 UTC

Signed by Rebecca Paceley (rlpaceley@gmail.com)
IP: 172.58.255.15

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Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



07 / 11 / 2025
17:28:56 UTC

Viewed by Melissa Sheldon (admin@libertypmnc.com)
IP: 47.132.114.86



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17:29:16 UTC

Signed by Melissa Sheldon (admin@libertypmnc.com)
IP: 47.132.114.86



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The document has been completed.