

**RESIDENTIAL LEASE AGREEMENT**  
**(Kansas)**

This Residential Lease Agreement (“**Agreement**”) is made on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between GTI GROUP, LLC, a Kansas limited liability company (“**Landlord**”), and \_\_\_\_\_ (collectively, “**Tenant**”) for the residence commonly known as \_\_\_\_\_, Spring Hill, Kansas (“**Premises**”), beginning on \_\_\_\_\_, 202\_\_\_\_ (the “**possession date**”) and ending on \_\_\_\_\_, 202\_\_\_\_ (the “**Term**”).

1. Rent. The rent due during the Term will be at the rate of \$\_\_\_\_\_ per month, due and payable monthly in advance on the first day of the month [with the first month’s rent due upon execution of this Agreement]. Rent for any partial calendar month at the beginning or end of the specified Term shall be prorated. Time is of the essence with respect to all payments due from Tenant. If the full rent amount is not received by Landlord by the 5<sup>th</sup> day of the month, there will be a late fee of \$50.00. If the full rent amount is not received by Landlord by the 10<sup>th</sup> day of the month, there will be an additional late fee of \$50.00 (\$100.00 total late fee). All rent payments shall be deemed paid only when actually received by Landlord in the form of good funds at the address for Landlord below or such other address specified by Landlord to Tenant. If a check or ACH payment is returned due to insufficient funds or for any other reason, a return check charge of \$35.00 will also be due and payable by Tenant and Tenant will thereafter be required to make all payments by certified or cashier’s check or money order. The assessment of the foregoing charges regarding late or non-payment are in addition to the Landlord’s right to terminate this Agreement and Tenant’s continued possession of the Premises as set forth in this Agreement or applicable law.

2. Number of Occupants and Vehicles.

(a) Tenant shall not allow more than \_\_\_\_\_ persons to reside in the Premises. All adults living in the Premises must be parties to this Agreement and shall be jointly and severally liable for the rental payments and other amounts due under this Agreement and the performance of all other obligations of the Tenant.

(b) The maximum number of vehicles allowed for Tenant is the same as the maximum number of permitted occupants. Any inoperable or excess vehicles will be towed at Tenant’s expense. Parking of vehicles is allowed only on the driveway or in the garage.

3. Security Deposit. Tenant has paid to Landlord the following amounts as a “**Security Deposit**” to be held by Landlord for application against the amount of any damages which Landlord may suffer by reason of the Tenant’s noncompliance with the Kansas Residential Landlord and Tenant Act or with this Agreement:

**Security Deposit:** \$ \_\_\_\_\_ (not to exceed 1 month's rent)

**Pets:**

Check if no pets of any kind are allowed.

Check if pets are allowed: Number: \_\_\_\_\_ Type: \_\_\_\_\_

**Additional Security Deposit for Pets:** \$ \_\_\_\_\_ (not to exceed 1/2 month's rent)  
(See Pet Addendum, incorporated herein by reference)

Tenant will be responsible for all damages, including all which exceed the Security Deposit. In the event of early termination of this Agreement due to a breach or default of this Agreement by Tenant, Tenant agrees to pay Landlord for all future rentals that would have become due under this Agreement and all expenses incurred by Landlord to relet the Premises, including, but not limited to, charges made by Landlord for services required in cleaning, repairs and replacements, advertising the Premises for rent, rental commissions, and the cost of utilities, until the effective date of a new rental agreement or (if sooner) the expiration of the Term. At the expiration of the Term, if Landlord and Tenant do not execute a new agreement for Tenant's continued tenancy in the Premises, Tenant agrees to pay Landlord for charges for materials and services required in cleaning, repairs and replacements for the Premises for which Tenant is responsible by law or under this Agreement. Following the termination of this tenancy, Landlord will return the balance (if any) of the Security Deposit to Tenant, together with a written notice itemizing any expenses, damages, and other charges lawfully deducted therefrom, by mailing same to Tenant's last known address within the applicable 30 day time period. If Tenant attempts to apply the Security Deposit as payment of rent, the entire Security Deposit will be forfeited to Landlord and Landlord may recover the rent due as if the Security Deposit had not been applied or deducted from the rent due. The Security Deposit is not prepayment of rent, does not constitute a trust fund and may be commingled with Landlord's funds. Landlord has no obligation to pay or account to Tenant for any interest or earnings accruing to Landlord from the holding or use of the Security Deposit.

4. Notices. Tenant is hereby notified that the Manager and Landlord (or Landlord's agent authorized to act for or on behalf of the Landlord for the purpose of receiving notices and demands) are as follows:

MANAGER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LANDLORD: GTI Group, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Landlord reserves the right to change the Manager or its agent or change any address at any time by giving Tenant written notice of the change.

5. Expiration and Renewal.

(a) Tenant shall notify Landlord in writing of Tenant's desire to relet the

Premises for an additional term no later than the periodic rent-paying date two (2) months prior to expiration of the Term. If an additional term is requested by Tenant and is to be permitted by Landlord, a new rental agreement or written extension of this Agreement shall be agreed upon and executed by the parties at least 45 days before expiration of the Term of this Agreement. If a new agreement or written extension hereof is not executed, Tenant agrees to deliver possession of the Premises to Landlord on the expiration of the Term without further notice from Landlord and, should Tenant fail to comply, Tenant will be liable for damages as provided by law and this Agreement.

(b) If a new agreement or written extension has not been executed by the parties prior to expiration of the Term, the payment and acceptance of rent thereafter will constitute a month-to-month tenancy and all applicable provisions of this Agreement will apply to such tenancy and the monthly rent amount will be increased to 110% of the monthly rate specified in Section 1. A month-to-month tenancy may be terminated by either party, for any or no reason, by a written notice given to the other party stating that the tenancy shall terminate at the end of the day immediately preceding a periodic rent-paying date not less than thirty (30) days after receipt of the notice.

6. Landlord's Agreements. Except where prevented by an act of God, the failure of public utility services, or other conditions beyond Landlord's control, Landlord agrees:

(a) To comply with the requirements of applicable building and housing codes materially affecting health and safety;

(b) To exercise reasonable care in the maintenance of the common areas, if any, owned by Landlord;

(c) To pay any homes association assessments that may become payable during the Term;

(d) To pay all property taxes and installments of special assessments accruing during the Term;

(e) To maintain property insurance on the Premises (which will not include Tenant's personal property) during the Term;

(f) To maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and air-conditioning appliances supplied or required to be supplied by the Landlord, if any;

(g) To mow and maintain the lawn and landscaping of the Premises; and

(h) To provide snow removal (but not ice removal) for the driveway and sidewalk to the front door once the snow depth reaches two (2) inches or more. No sand or de-icer will be applied by Landlord.

7. Tenant's Agreements. Tenant agrees:

(a) To comply with all recorded declarations (if any) and all rules and

regulations in effect for the subdivision in which the Premises are located;

(b) To be bound by the attached rules and regulations of Landlord relating specifically to the Premises, which Landlord shall have the right to change from time to time with written notice to Tenant;

(c) To comply with all obligations primarily imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety;

(d) To be responsible for all utility costs and deposits and place all utility accounts in Tenant's own name prior to the possession date and keep all utilities on through the end of the Term;

(e) To keep the Premises (inside and out) clean and safe at all times;

(f) To replace all broken or cracked glass and damaged screens;

(g) To keep all exterior decks, porches, stairs, sidewalks and other areas free from all storage and blockage. No stove or grills (gas, electric, charcoal or pellet) or other cooking or heating devices shall be used on any deck or near any combustible material;

(h) To be responsible for weekly trash collection services and provide and use appropriate trash receptacles and keep the Premises (including the yard) clean of all rubbish, garbage and other waste at all times;

(i) To keep clean the furnace, water heater, appliances and plumbing fixtures in the Premises; to replace the furnace filter at least four times per year and more frequently if necessary; to keep the garbage disposal free of obstruction; to keep all drain lines free-running; to replace light bulbs; to replace batteries in smoke detectors, alarms and security systems at least semi-annually; to keep dirt and debris away from heating and cooling units; and to keep any fireplace and chimney in clean and safe condition;

(j) To have pest control inspection and treatment at least semi-annually;

(k) To use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appliances on the Premises;

(l) To be responsible and pay for any destruction, defacement, damage, impairment or removal of any part of the Premises or any furnishings, furniture or appliances provided by Landlord with the Premises, caused by an act or omission of Tenant or by any person or animal or pet on the Premises at any time with the express or implied permission or consent of Tenant;

(m) Not to operate in the Premises any daycare center, homeschool or other business or hobby that has employees, customers or non-residents regularly visiting the Premises.

(n) Not to engage in any conduct, or allow any person or animal or pet on the

Premises with the express or implied permission or consent of Tenant to engage in any conduct, that disturbs the quiet and peaceful enjoyment of other premises by other tenants or residents or that violates any law or ordinance, including, without limitation, the use or consumption of illegal drugs or substances and the underage consumption of alcoholic beverages;

(o) Not to attach decals to any surface other than glass; not to use tape to attach artwork, posters or other objects to any papered or painted surface; not to insert nails, screws or other fasteners in any masonry or finished wood surface; to use only the minimum number of push-pins or small brad-type nails as necessary for hanging items on wall surfaces other than masonry and finished wood;

(p) To make no alterations on the Premises, including redecorating or painting or changing of locks or garage door codes, without the prior written consent of Landlord or Manager;

(q) Not to park any vehicle or place any other item on lawn areas; not to park or store any non-operable vehicle, or any boat, trailer or equipment in the driveway or street adjoining the Premises; not to disassemble and/or repair vehicles, engines, equipment, or any parts thereof, except within the confines of the garage;

(r) To promptly notify Landlord or Manager of any damage, defects or other problems with respect to the Premises and any problems with lawns and landscaping of which the Tenant has knowledge;

(s) Not to sublet the Premises or assign this Agreement or any part thereof in any manner whatsoever without the prior written consent of Landlord. No short-term use arrangement or vacation-home rental, such as, without limitation, VRBO or AirBNB, is permitted;

(t) Not to use the Premises or permit the use thereof in such a manner as to void or increase the rate of insurance thereon; and to comply with all applicable ordinances and laws;

(u) Not to use or permit any waterbeds;

(v) Not to smoke or vape or allow smoking or vaping in or near the Premises and not to throw cigar or cigarette "butts" in the yard or landscaping;

(w) To notify Landlord of any anticipated absence from the Premises in excess of seven days no later than the first day of the extended absence;

(x) To use the Premises solely as a private residence and not to use the Premises for any illegal or unlawful activity or for any activity detrimental to the Premises or the neighborhood;

(y) Not to permit or keep pets or animals on the Premises without the prior written consent of Landlord and the payment of any pet deposit required by Landlord;

(z) To be responsible for all damages to the Premises, including those which might exceed the amount of the Security Deposit;

(aa) To provide Tenant's own renter's insurance (liability insurance in the amount of at least \$100,000.00 and personal property insurance). Tenant shall cause Landlord to be named as an additional insured under such renter's insurance policies and provide written evidence thereof to Landlord or Manager upon request. Landlord shall not be responsible for damage or theft to Tenant's personal property; and

(bb) To notify Landlord promptly of any damage to the Premises or any repairs needed to be made.

8. Special Health Conditions. If Tenant or any children or other proposed occupants of the Premises have any health and/or medical conditions (such as, without limitation, physical disabilities limiting mobility, and allergies or sensitivities to natural, biological or synthetic materials) that require alterations to the Premises, Tenant must notify Landlord in writing specifying such conditions and the alterations to the Premises that are required, as set forth below. To the extent such written notice from Tenant is not given to Landlord prior to Landlord's execution of this Agreement, such written notice from Tenant must be given to Landlord within seven days after the execution of this Agreement by Landlord. To the extent Tenant fails to give such written notice to Landlord within such seven day period, or to the extent Tenant and Landlord agree not to alter the Premises due to the additional cost thereof or otherwise, Landlord shall have no liability or responsibility to Tenant or any children or other occupant for any injury (including death), illness or damage (direct, indirect, special or consequential) caused by or resulting from the occupation or use of the Premises. If the Premises are altered by Landlord per Tenant's written notice pursuant to this Section, Landlord shall have no liability or responsibility to Tenant or any children or other occupant for any injury (including death), illness or damage (direct, indirect, special or consequential) for the failure of the specified alterations to be adequate or effective with respect to any health and/or medical condition. If Landlord alters the Premises per Tenant's written notice pursuant to this Section, the monthly rental amount shall automatically increase by 7% of the amount of Landlord's additional out-of-pocket costs incurred in connection with the specified alterations to the Premises. Landlord shall notify Tenant in writing of the amount of such increase in the monthly rental amount.

9. Radon, Mold, Microbials And Other Environmental Pollutants. Tenant acknowledges that: (i) radon gas has been identified as a national health problem; (ii) the greater Kansas City area has been determined to have relatively high radon gas levels in some residences; (iii) mold, fungi, bacteria and other microbials exist naturally in the environment and commonly exist in residences and will exist in the Premises as a result of rain, humidity and other moisture in the Premises, (iv) Tenant is informed, or has had the opportunity to become informed, about radon, mold, fungi, bacteria and other microbials and other environmental pollutants and the potential health risks of radon, mold, fungi, bacteria and other microbials and other environmental pollutants; (v) Landlord does not claim or possess any special expertise in the measurement or reduction of radon, mold, fungi, bacteria and other microbials or other environmental pollutants, nor has Landlord provided any advice to Tenant as to acceptable levels or possible health hazards of radon, mold, fungi, bacteria and other microbials or other environmental pollutants; (vi) Landlord has not made any investigation to determine whether

there is radon, mold, fungi, bacteria and other microbials or other environmental pollutants in the Premises or affecting the Premises and has not made any analysis or verification of the extent of any environmental or health hazard, if any, that may affect the Premises or occupants; (vii) there can be no assurance that any systems, devices or methods incorporated into the Premises or building that assist in reducing radon, mold, fungi, bacteria and other microbials or other environmental pollutant levels will be effective and Landlord has no responsibility for the operation, maintenance or effectiveness of such systems, devices and methods; (viii) good housekeeping and home maintenance practices of the Tenant to minimize moisture in the Premises are essential in preventing or eliminating the growth of mold, fungi, bacteria and other microbials and environmental pollutants and Tenant agree to perform all such good housekeeping and home maintenance practices; and (ix) Landlord makes no representation or warranties, express or implied, with respect to the level of radon, mold, fungi, bacteria and other microbials or other environmental pollutants or hazardous environmental conditions or with respect to indoor air quality that may exist in the Premises at any time or with respect to the effect thereof on the Premises or the occupants. Any testing or remediation desired or required with respect to radon, mold, fungi, bacteria and other microbials and other environmental pollutants shall be at Tenant's expense.

**10. Waiver Of Jury Trial. TENANT AND LANDLORD HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHTS EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING, COUNTERCLAIM OR DEFENSE BASED ON THIS AGREEMENT, OR ARISING OUT OF, UNDER OR IN ANY WAY CONNECTED TO THIS AGREEMENT OR THE PREMISES AND RELATED PROPERTY, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO RELATING TO THIS AGREEMENT OR THE PREMISES AND RELATED PROPERTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR TENANT AND LANDLORD ENTERING INTO THIS AGREEMENT.**

11. Landlord Right to Show and Sell the Premises. Tenant agrees that Landlord may list the Premises "for sale". If the Premises are listed "for sale", Tenant agrees to allow the real estate salesperson to use a Lock Box for the door and to show the Premises to prospective buyers upon reasonable notice to Tenant and Tenant agrees to keep the Premises reasonably clean and in "show" condition at all times. In addition, Landlord shall have the right to show the Premises to prospective tenants during the last two months of the Term, and to prospective lenders at any time, upon reasonable notice to Tenant.

12. Miscellaneous.

(a) No oral agreements or representations by Landlord or Manager or by Tenant shall be binding on either party. Tenant represents that all information set forth by Tenant in the rental application is true and accurate.

(b) This Agreement shall be binding on the heirs, personal representatives, successors and permitted assigns of the parties hereto.

(c) By their signatures and initials, Tenant acknowledges that Tenant has read

this Agreement and all terms and conditions were explained to Tenant's satisfaction or otherwise understood by Tenant.

(d) Tenant shall not undertake or authorize the undertaking of any alteration, improvement or repair to the Premises personally or through the use of any agent or contractor without the prior written consent of Landlord. In the event that any work is undertaken or contracted without the prior written consent of Landlord and Landlord's written agreement to pay thereof, Tenant shall be responsible for and pay all costs incurred as a result thereof.

(e) If any employee or agent of Landlord shall, at the request of Tenant, render any service or do any act for or on behalf of or at the direction of Tenant, which act or service is not required by the provisions of this Agreement to be rendered by Landlord to Tenant, then in any and all such cases the employee or agent of Landlord shall be deemed the agent of the Tenant, and Landlord shall not be liable in any manner whatsoever for the cost thereof or for any damage to property or injury or death to persons arising out of or in connection with the performance of such service or the rendering of any such act.

(f) Tenant shall notify Landlord or Manager in writing of any anticipated extended absence from the Premises in excess of seven days no later than the first day of the extended absence. When vacating the Premises, or during an absence from the Premises when the outside temperature may or does drop below 40°, Tenant shall not cause those utility services necessary for heating the dwelling to be shut off by reason of Tenant's acts or omissions, without giving prior notice to Landlord. Tenant shall be responsible for any damages caused by Tenant's failure to carry out the duties imposed by this provision.

(g) Landlord and Manager shall have the right to enter the Premises at reasonable hours, after reasonable advance notice to Tenant, in order to inspect the Premises, make necessary or agreed repairs, decorations, alterations or improvements or exhibit the Premises to actual or prospective purchasers, lenders, tenants, workmen or contractors. Landlord and Manager may further enter the Premises at any time without notice to or consent from the Tenant in the event of an emergency.

(h) Tenant will deliver the Premises, and any furnishings, furniture and appliances provided by Landlord with the Premises, to Landlord upon expiration or termination of this Agreement in as good condition, order and cleanliness as when received, as shown by the written record of the Unit Inspection Form (Inventory) of Premises which the parties agree to conduct jointly within five (5) days of initial date of occupancy or upon delivery of possession. Possession shall not be deemed delivered by Tenant until all furniture, clothing, boxes and other personal property have been removed from the Premises. To the extent permitted by law, Landlord shall have the right to remove from the Premises all such personal property left behind by Tenant and to cause the same to be stored at Tenant's expense or discarded.

(i) If a pet is maintained on the Premises when none is permitted or if a different or additional pet than as permitted is maintained on the Premises, Landlord, at

its option, may terminate this Agreement or require a Pet Deposit or increase the Pet Deposit.

(j) This Agreement is subject to the Kansas Residential Landlord and Tenant Act and the provisions of this Agreement shall be construed in the light of that Act, except as modified herein. Any provision found to be unlawful by a court of final jurisdiction shall be severed from this Agreement without affecting the validity of the remaining provisions.

(k) Except as otherwise expressly provided elsewhere in this Agreement, any notices or communications required or permitted under this Agreement or by law shall be sufficient if in writing and delivered in person or when sent by mail to Landlord or Manager at the address set forth above and to Tenant at the Premises. Notices to Tenant may also be posted by Landlord on the front door to the Premises.

(l) Tenant acknowledges that the Premises are or may become bound by and subject to certain recorded declarations and certain rules and regulations regarding the use of all property in the project in which the Premises are located. Tenant expressly agrees to comply with any such declarations and any such rules and regulations. Tenant understands and expressly agrees that if Tenant violates such declarations or any such rules and regulations, or if the homes association requires Landlord to terminate this Agreement as a result of violations by Tenant or Tenant's guests of such recorded declarations or any such rules and regulations, such violations shall constitute a material noncompliance of this Agreement by Tenant, and Landlord may terminate this Agreement in accordance with the terms hereof.

(m) In addition to Landlord's right to terminate this rental arrangement upon payment default by Tenant as provided by applicable law, Landlord shall have the right to terminate Tenant's right to continue to occupy the Premises upon any violation or breach of this Agreement by Tenant, and Landlord may deliver a written notice to Tenant specifying the acts and omissions constituting the violation or breach and that this Agreement will terminate upon a date not less than thirty (30) days after receipt of such notice (unless the violation or breach is remedied within fourteen (14) days of such notice) and Tenant shall vacate the Premises upon such termination.

(n) If there are more than one Tenant, their obligations under this Agreement shall be joint and several.

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES. READ CAREFULLY BEFORE SIGNING. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

**LANDLORD:**

**TENANT:**

GTI GROUP, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Notice Address Prior to Possession Date:

\_\_\_\_\_  
Telephone No.: \_\_\_\_\_

\_\_\_\_\_  
Cell No.: \_\_\_\_\_

Date: \_\_\_\_\_, 202\_\_

ATTACHMENTS:

1. Landlord's Rules and Regulations
2. [If applicable] Pet Addendum
3. [If applicable] Guaranty
4. Addendum to Lease Agreement
5. Unit Inspection Form (Inventory)

NOTE: Landlord (or Manager) and Tenant shall jointly inventory the Premises within 5 days of the initial date of occupancy or possession. The inventory will detail the condition of the Premises and any furnishings and appliances. Both parties will sign duplicate copies of the inventory and the Tenant will be given a copy.

## **LANDLORD'S RULES AND REGULATIONS**

### **PAYMENTS:**

All rent payments are due on the 1<sup>st</sup> day of each month and are considered delinquent after the 5<sup>th</sup> day of the month.

There will be a \$35.00 charge for a check or ACH payment returned by the bank for any reason.

### **INOPERABLE VEHICLES:**

Inoperable or unlicensed vehicles may not be parked on the premises or within the subdivision.

If vehicles remain on the premises or within the subdivision in violation of the foregoing after notification to the tenant to remove same, the vehicle may be towed away at the tenant's expense.

### **EXCESSIVE NOISE:**

Tenants and guests must always act in a manner to avoid disturbing the quiet and peaceful enjoyment of the adjacent premises by other residents. Musical instruments, radios, stereos and televisions must be played at a volume sufficiently low to prevent such disturbance. Tenants are also responsible and liable for the conduct of their guests.

### **MAINTENANCE OF PREMISES:**

Tenants must assist in maintaining the premises and the subdivision in a clean, uncluttered condition.

Tenants must maintain the Premises in a clean condition and properly dispose of trash, to help prevent the existence of insects and rodents. Tenants must promptly report to the Manager any bug problem (including roaches, termites, etc.) and arrange to have the unit sprayed or treated at tenant's expense.

If a tenant has any need for a repair in the unit, the tenant must notify the Manager. Unless the call is an emergency, please make such contacts with the Manager at reasonable hours. If maintenance and repair calls are through an act or negligence of the tenant or guests, the costs of repair will be charged to the tenant.

### **PLUMBING CAUTIONS:**

Do not dispose of any trash, feminine hygiene items or other objects in toilets.

The tenant will be charged for the repairs to plumbing or garbage disposals caused by foreign objects if a service call is necessary.

The tenant will be charged for replacing sheetrock and other items if the damage is caused by water from the shower and tub allowed to spray outside the tub.

RANGE AND OVEN MAINTENANCE AND CLEANING:

Charges will be made to tenants upon move-out for failure to sufficiently clean the oven and range. A thorough cleaning (at least monthly) with a spray-type oven cleaner is recommended.

KEYS AND ENTRY CODES:

Manager must have duplicate keys to all locks and must have all garage door access codes for use in the event of emergency. No locks or garage door codes may be changed or added without the consent of Manager. FAILURE TO RETURN ALL KEYS AND GARAGE DOOR OPENERS AT EXPIRATION OR TERMINATION OF RENTAL TERM WILL RESULT IN ADDITIONAL CHARGES TO THE TENANT.

MOVE-OUT CLEANING INSTRUCTIONS TO TENANT:

Move-out inspection will include, but not be limited to, the following:

1. Ceilings and Walls must be clean, free of grease, dirt, smears, etc.
2. Bathrooms and kitchens must be cleaned.
3. All interior surfaces of windows must be cleaned.
4. Windowsills and window tracks must be free from dust and dirt.
5. Window screens, blinds (if any), and traverse rods must be cleaned and in place.
6. All areas must be free of trash and debris.
7. Floors must be cleaned.
8. Other than nail-type picture hangers on walls, nothing may be installed on walls, brick, stone, doors or other surfaces without the express written approval of Manager. Tenants will be responsible for the removal of hangers and the repair of walls and doors.
9. Light fixtures must be free of dust and dirt and with operating light bulbs.
10. Lavatories, toilets, bathtubs, showers, cabinets and all fixtures must be thoroughly cleaned.
11. Refrigerator (if provided by landlord) must be defrosted, cleaned and wiped dry; ice and vegetable trays must be in place; refrigerator door should be left in open position and refrigerator turned off.

12. Kitchen cabinets and drawers and closet shelves must be clean and free of all grease, dirt and shelf covering.

13. Stove must be thoroughly cleaned. Areas between and behind appliances must be cleaned.

14. Storage rooms must be cleaned and all trash and debris removed.

15. Carpets must be clean and free of all grease and/or other spots, and thoroughly vacuumed to remove dust and dirt. Animal stains, cigarette burns, or other such abuse of carpeting will subject tenant to charges for damages.

16. Stove vent hood and fan compartment must be thoroughly cleaned.

17. Keys must be turned in to Manager.

HOMES ASSOCIATION:

The subdivision’s homes association may make rules and regulations, as may be changed from time to time, and all tenants shall comply with such rules and regulation at all times.

MINIMUM DEDUCTIONS AT VACATION OF PREMISES:

Following is a list of minimum deductions that will be made from security deposits for damages or necessary cleaning of units:

Cleaning Refrigerator (if not defrosted, washed out and dried) .....	\$50.00
Cleaning Oven .....	\$25.00
Cleaning Range, Burners and Range top .....	\$25.00
Cleaning Cabinets (per room).....	\$50.00
Cleaning Bath - Tub, Stool and Tile (per bathroom) .....	\$20.00
Wall Adhesive Hooks (per hook) .....	\$10.00
Nail holes (per hole).....	\$10.00
Carpet Holes.....	Cost to Repair or Replace
Carpet Burns or Scorch Marks.....	Cost to Repair or Replace
Broken Window Panes .....	Cost to Replace
Smoke Alarm to be Replaced (per alarm).....	\$50.00
Re-Key or Replace Lock Due to Missing Keys.....	\$100.00
Other Damages.....	Cost to Repair or Replace

**GUARANTY**

THIS GUARANTY is executed by the person or persons whose names are signed below (“**Guarantor**”) in favor of GTI GROUP, LLC (“**Landlord**”). It is understood that \_\_\_\_\_ has applied to become a Tenant in the Premises known as Spring Hill, Kansas. The lease agreement to be between Tenant and Landlord is incorporated herein. Landlord requires, as a condition of the acceptance of such Tenant, that all obligations of the Tenant with respect to the lease agreement be personally and unconditionally guaranteed by the Tenant’s parent, guardian or other sponsor. The requirement of this Guaranty is in recognition that the Tenant does not have independent financial means, but this Guaranty shall be in force irrespective of the financial means of the Tenant.

Each Guarantor represents that he or she is at least 21 years of age and his or her relationship with the Tenant is that of \_\_\_\_\_ (parent, guardian, uncle, aunt or specify other).

In order to induce Landlord to lease to the Tenant identified above, Guarantor does hereby (if more than one, jointly and severally) guarantee the payment in full of all obligations under the lease agreement that has been or will be executed by the Tenant and any renewal, extension or subsequent lease agreement, and to pay all amounts incurred in the enforcement of the lease agreement or any renewal, extension or subsequent lease.

This Guaranty is a guaranty of payment and performance and not of collection and may be enforced against Guarantor without necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Guaranty or related rights may be brought before the court sitting in the judicial district in which the Premises are located, and Guarantor consents to personal jurisdiction of such courts. Any actions to enforce this Guaranty shall be governed by the laws of Kansas.

Guarantor waives (1) notice of renewal or extension of Tenant’s lease or notice of any extension of time within which any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Tenant; (3) any understanding that any other person, firm or corporation was to sign this Guaranty; (4) the incapacity or bankruptcy of Tenant or any other Guarantor; (5) any notice of change or amendment to the Lease, or the right to any notice of default.

Failure of Landlord to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of Tenant whose name is set forth above in accordance with the terms of the lease agreement but shall be solely responsible as though Guarantor were the Tenant.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 202 \_\_\_\_.

Signature	Signature
Print Name	Print Name
Address:	Address:
City State Zip	City State Zip
Phone ( )	Phone ( )
Date of Birth (of Guarantor)	Date of Birth (of Guarantor)
Signature	Signature
Print Name	Print Name
Employer	Employer
Employer Phone	Employer Phone

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202 \_\_\_\_ BY \_\_\_\_\_

\_\_\_\_\_  
 Commission Expires \_\_\_\_\_  
 Signature of Notary Public for State of \_\_\_\_\_  
 and County of \_\_\_\_\_  
 Print Name: \_\_\_\_\_

**NOTICE: THIS DOCUMENT MUST BE NOTARIZED**

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE AGREEMENT, AND LANDLORD IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAMES ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE AGREEMENT, OR ANY SUBSEQUENT LEASE AGREEMENT, IN WHICH THE TENANT HAS ENTERED.

**PET ADDENDUM TO LEASE AGREEMENT**

**LANDLORD:** GTI Group, LLC

**TENANT:** \_\_\_\_\_

**PREMISES:** \_\_\_\_\_

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Landlord and Tenant agree as follows with respect to Tenant’s right to have any pets on the Premises during the lease term under the Lease Agreement between them:

1. Landlord will allow the following pets (maximum 2):

<u>Type</u>	<u>Maximum Weight</u>	<u>Name</u>
_____	_____	_____
_____	_____	_____

No other pets of any kind shall be allowed on the Premises.

2. The monthly rent amount for the Premises will be increased by the amount of \$ \_\_\_\_\_ over the amount set forth in the Lease Agreement. This additional rent amount shall be due and payable with the rent amount set forth in the Lease Agreement.

3. All pets must be properly licensed and have all vaccinations. Tenant shall provide Landlord with copies thereof upon request.

4. A pet will not be allowed out of the Premises unless it is in the custody of Tenant and on a leash not to exceed five feet in length. The pet shall not be permitted to relieve itself other than in appropriate outdoor areas. Tenant shall promptly pick up all non-liquid waste and dispose of it a trash can.

5. Any damage to the Premises, building or grounds caused by the pet will be the full responsibility of the Tenant, who agrees to pay all costs involved in restoring any damage to original condition. If, because of any such stains or any chemicals to remove same, such damage is such that it cannot be removed or repaired, then Tenant shall pay the full cost and expense of replacing such materials.

6. Tenant agrees to comply with all City ordinances, recorded declarations and restrictions and homes association rules and regulations relating to pets. Pets shall not be allowed to interfere with the performance of homes association services or to interfere with the quiet enjoyment of premises by other residents.

7. Upon receipt of notice from Landlord, Tenant agrees to permanently remove the

pet from the Premises should Landlord determine, in its absolute discretion, that removal is necessary or appropriate because of any damage or complaints from the homes association or other residents or any failure of Tenant to comply with this Pet Addendum.

**LANDLORD:**

GTI GROUP, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 202\_\_

**TENANT:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Date: \_\_\_\_\_, 202\_\_

**ADDENDUM TO LEASE AGREEMENT**  
(to be signed on possession date)

Date: \_\_\_\_\_, 202\_\_\_\_\_

Tenant Names: \_\_\_\_\_

Premises Address: \_\_\_\_\_

This is to acknowledge the following:

There are multiple smoke detector units in the dwelling at the above address.

Each smoke detector unit is tested and operating correctly on this date.

The continued maintenance of each smoke detector (including battery replacement at least semi-annually) is the responsibility of the Tenant.

Tenant has received the following keys or garage door openers upon moving in:

<u>Location</u>	<u>Number</u>
Front Door:	_____
Garage Door:	_____
_____:	_____
_____:	_____
_____:	_____

**LANDLORD:**

**TENANT:**

GTI GROUP, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PRE or FINAL MOVE-IN/OUT  
INSPECTION FORM**

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Work No.: \_\_\_\_\_

Best Time to Contact You: \_\_\_\_\_ Move-In Date: \_\_\_\_\_ Move-Out Date: \_\_\_\_\_

**KEY:** CL = Clean                      NC = Needs Cleaning                      NP = Needs Painting  
 EX = Exception                      ND = No Damage                      NR = Needs Repair/Replacement  
 NA = Not Applicable

**Kitchen:**

- \_\_\_\_\_ Floor
- \_\_\_\_\_ Walls
- \_\_\_\_\_ Lighting
- \_\_\_\_\_ Woodwork and wood doors
- \_\_\_\_\_ Tile
- \_\_\_\_\_ Counter
- \_\_\_\_\_ Cupboards and drawers
- \_\_\_\_\_ Sink
- \_\_\_\_\_ Disposal
- \_\_\_\_\_ Dishwasher
- \_\_\_\_\_ Stove (top, side, behind, under, front)
- \_\_\_\_\_ Stove drawer
- \_\_\_\_\_ Drip pans
- \_\_\_\_\_ Oven
- \_\_\_\_\_ Broiler pan
- \_\_\_\_\_ Range hood and filter
- \_\_\_\_\_ Refrigerator
- \_\_\_\_\_ Window sills
- \_\_\_\_\_ Shades
- \_\_\_\_\_ Screens
- \_\_\_\_\_ Pantry
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**Dining Room:**

- \_\_\_\_\_ Walls
- \_\_\_\_\_ Floor
- \_\_\_\_\_ Woodwork
- \_\_\_\_\_ Lighting
- \_\_\_\_\_ Windows
- \_\_\_\_\_ Screens
- \_\_\_\_\_ Vent
- \_\_\_\_\_ Door and Lock
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**Utility Room and Hall:**

- \_\_\_\_\_ Walls
- \_\_\_\_\_ Floor
- \_\_\_\_\_ Woodwork, wood door, and lock
- \_\_\_\_\_ Light
- \_\_\_\_\_ Vents and fan
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**1st Floor Bath:**

- \_\_\_\_\_ Walls
- \_\_\_\_\_ Floor
- \_\_\_\_\_ Woodwork, wood door, and lock
- \_\_\_\_\_ Counter and sink
- \_\_\_\_\_ Cabinets
- \_\_\_\_\_ Mirror
- \_\_\_\_\_ Toilet
- \_\_\_\_\_ Lighting
- \_\_\_\_\_ Fixtures (faucet, towel bar, toilet paper holder)
- \_\_\_\_\_ Vent and fan
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**Living Room:**

- \_\_\_\_\_ Walls
- \_\_\_\_\_ Woodwork and wood doors
- \_\_\_\_\_ Carpet
- \_\_\_\_\_ Shades
- \_\_\_\_\_ Window sills
- \_\_\_\_\_ Screens
- \_\_\_\_\_ Fireplace (screen, key, grate)
- \_\_\_\_\_ Lighting
- \_\_\_\_\_ Vents
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**Front Hall and Stairs:**

- \_\_\_\_\_ Walls
- \_\_\_\_\_ Woodwork
- \_\_\_\_\_ Floor
- \_\_\_\_\_ Carpet
- \_\_\_\_\_ Door and lock
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**Loft:**

- \_\_\_\_\_ Woodwork and wood door
- \_\_\_\_\_ Walls
- \_\_\_\_\_ Carpet
- \_\_\_\_\_ Linen closet
- \_\_\_\_\_ Ceiling fan
- \_\_\_\_\_ Vent
- \_\_\_\_\_ Lighting
- \_\_\_\_\_ Smoke alarm
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**1st Bedroom:**

- \_\_\_\_\_ Walls
- \_\_\_\_\_ Woodwork and wood doors
- \_\_\_\_\_ Carpet
- \_\_\_\_\_ Closet
- \_\_\_\_\_ Window and sills
- \_\_\_\_\_ Shades
- \_\_\_\_\_ Screens
- \_\_\_\_\_ Lighting
- \_\_\_\_\_ Vents
- \_\_\_\_\_ Nail holes
- \_\_\_\_\_ Other
- \_\_\_\_\_ Exception:

**2<sup>nd</sup> Bedroom:**

- Walls
- Woodwork and wood doors
- Carpet
- Closet
- Window and sills
- Shades
- Screens
- Lighting
- Vents
- Nail holes
- Other
- Exception:

**2<sup>nd</sup> Floor Baths:**

- Floor
- Walls
- Woodwork, wood door, and lock
- Counter and sink
- Cabinets
- Mirror
- Toilet
- Bathtub and shower walls (soap dish)
- Lighting
- Vents and fan
- Fixtures (faucet, shower head, towel bars, toilet paper holder, shower curtain rod)
- Nail holes
- Other
- Exception:

**Master Bedroom:**

- Walls
- Woodwork and wood doors, and locks
- Carpet
- Closet
- Window and sills
- Shades
- Screens
- Lighting
- Vents
- Nail holes
- Other
- Exception:

**Garage:**

- Walls
- Floor
- Windows
- Lighting
- Doors and locks
- Nail holes
- Other
- Exception:

**Basement/Storage:**

- Walls
- Floor
- Windows
- Lighting
- Carpet
- Doors
- Vents

- Nail holes
- Other
- Exception:

**Outside:**

- Lighting
- Deck/Patio
- Doors
- Yard (grass, trees, shrubs, etc.)
- Driveway
- Front porch
- Window wells and covers
- Splash blocks
- Gutters
- Faucets
- Nail holes
- Other
- Exception:

**Other:**

- Doorbell
- Air conditioner
- Furnace and filter
- Water heater
- Keys
- Doorstoppers
- Other
- Exception:

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

This inventory was done on \_\_\_\_\_, 202\_\_ and signed by the Landlord and Tenant(s) below.

**LANDLORD:**

GTI GROUP, LLC

**TENANT:**

\_\_\_\_\_  
 \_\_\_\_\_

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_