

Residency and Terms of LEASE

Date/...../.....

1.1 PARTIES AND OCCUPANTS**This Residential Lease Agreement (The "Lease") is by and between:****Francisco HONORE****And us, the Landlord:****Owner Property Management****Other household members authorized to live in the Premises are:****You've agreed to rent the property located at****75 QUERY ST New Bed Ford MA 02745****For use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we", "us" and "our" refer to the Landlord listed.****1.2 LEASE TERM**

The lease will begin on 04/15/24 and will end on 04/15/25, but shall automatically renew for one year successive terms thereafter, upon the same terms and conditions of this lease, except as to the amount or rent due, which shall be determined by Paragraph 1.3 thereof. However, either party may give notice of the intent not to renew, in writing, by providing such notice no less than sixty (60) days before the end of the current successive term. Termination may take effect pursuant to applicable law or other provisions of this Lease. Should written notice of termination be given by the lessor in accordance with this paragraph, the tenant must return possession to the Landlord and return all keys to the Premises and any mailbox keys at the end of the then current successive term on the expiration date. The delivery of any keys to the Landlord shall immediately terminate any rights of the tenant to possession of the premises and the premises shall be deemed abandoned thereby entitling the landlord to dispose of any remaining personal property in said premises, in any manner it deems necessary.

1.3 RENT AND CHARGES

The total rent for the Premises for the term is \$ 27,600.00 payable in 12 monthly installments of \$ 2,300.00 which are due in advance on the First day of each calendar month. During any successive rental term, the monthly rental amount shall automatically increase by four and one-half (4.5) percent from the previous term and said increase shall become effective without any additional notice. Rent will be paid to the Landlord by check, money order, or any other means agreed upon by the Parties. If any rent payment is thirty (30) days past due, a late fee of \$ 50.00 will be charged to the account. If any check is returned for insufficient funds a fee of \$ 35.00 will be due. For so long commensurate of the tenancy and the start of each successive term thereafter. Any charge for parking shall be due as additional rent.

1.4 SECURITY DEPOSIT

The tenant will also pay to the Landlord upon the execution of this Lease the sum of \$1,850.00 to be held during the term of this Lease as a Security Deposit. The tenant understands that this amount is not to be considered pre-paid rent, is not to be used as rent, and does not represent a limit on damages.

1.5 DELIVERY OF PREMISES

On the date the Lease begins the Landlord will deliver full possession of the Premises to the tenant, free of all occupants and of all personal property, except property included in the Lease. However, in the event the Landlord, through no fault of its own, is not able to deliver the leased premises to the tenant at commencement of the lease, the rent shall be abated on a pro-rated basis until such time as occupancy can be obtained, which abatement shall constitute full settlement of all damages caused by such delay. Landlord, shall be allowed reasonable

Utility Agreement

Gas responsible charge by the Tenant: Francisco HONORE

All Electric responsible charge by the Tenant

_____ understand that I am responsible for calling Eversource if applicable to my unit within 3 days of my Move in date, to place an account in my name for my newly leased apartment located at 75 QUERY ST, New Bedford ma 02745

If I fail to turn the utility over in my name, this will be considered a violation of this agreement.

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

X_____

Lessee

Owner Property Management

75 QUERY St, New Bedford Ma 02745, Phone: 6177519665

NO SMOKING LEASE ADDENDUM

NO SMOKING

Reference is hereby made to a lease and/ or tenancy at will agreement by and between the tenant and the Landlord. The following additional provisions shall be fully applicable to the Lease and made part thereof as though included within the Lease itself.

Definitions: Smoking shall include the inhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, other product containing any amount of tobacco, or other similar lighted product.

No smoking rule: No tenant shall smoke in the tenant’s unit or anywhere on the property. Tenant shall not allow his/ her family members, occupants, invitees or guests to smoke in the tenant’s unit or anywhere on the property. Smoking shall be prohibited throughout the entire building and grounds, including but not limited to, inside all tenant’s units, hallway, stairway, foyers, common rooms and facilities, decks, patios, exterior landings, front steps, entrance ways, roof tops, fire escapes, basements, storage areas, parking areas, driveways, walkways, lawns, gardens, adjoining grounds and building facilities.

Compliance: Landlord shall take reasonable steps to ensure compliance with the terms and provisions of this addendum, including the use of appropriate signage and enforcement. Tenant shall inform tenant’s guests of the no smoking rule. Tenant shall promptly give Landlord notice of any incident of smoking or migrating secondhand smoke.

Disclaimer: Tenant acknowledges the following: a) that the adoption and/ or enforcement of the no smoking rule shall not make the Landlord a guarantor of Tenants health; b) the adoption and / or enforcement of the no smoking rule shall not, in any way, change the warranty of habitability, the covenant of quiet enjoyment, or other duty of care owed to the tenant; and c) that Landlord’s ability to police, monitor, or enforce the no smoking rule is dependent in significant part on compliance by the Tenant. Landlord specifically disclaims any implied or express warranties that the building, common areas, or Tenant’s premises will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the unit or common areas will be free from secondhand smoke during enforcement efforts by Landlord or based on the migration of secondhand originating from off the property.

Effect on current residents: Tenant acknowledges that current tenants residing in the complex under a prior lease, if any, will not be policy will become effective for their Apartments.

WITNESS the execution hereof under seal

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

X _____

Lessee

Owner Property Management**75 QUERY St Apt A****New Bedford Ma 02745****BALCONY/ PATIO ADDENDUM****BALCONY ADDENDUM**

To reduce fire hazard and other safety concerns, Tenant shall comply with the following balcony Patio Rules:

1. Patios and Balconies are due to be kept in clean and neat condition. No trash containers are allowed or stored in any partial balcony at any time.
2. No bikes or motorcycles can be kept on the balconies at any time
3. No clothes line as or similar materials may be hungs or otherwise left or placed outside or in balconies or patios
4. No satellite, dishes, antennas any personal items such as boxes, trash, bags furniture mattress, toys any glass items bottles Christmas free ac etc

The Following Rules Apply to Grilles Portable fire, Patio etc

- ❖ No grille (weather gas or other type) are allowed on any balcony or patio at any time
- ❖ Grille are prohibited it's a fire hazard and Tenants with a grille on the patio balcony are violation of the lease. We ask fine immediate removal or a fine of \$ 100 will be charged along with a lease violation. Three violation will result in Non-renewal your lease
- ❖ Portable fire puts patio campfire for others products are not allowed.
- ❖ Removal fee management will charge \$ 100.00 for the grille removal and \$ 300 fee for the rest personal items.

By signing below, you acknowledge and agree to the terms in section

X _____

Lessee

75 QUERY ST New Bedford ma 02745

Pet Policy

PET POLICY

PURPOSE: To ensure all approved pets are charged an increase in rent \$ 40/ 3 month. Each resident with an approved pet must adhere to the Lease and Rules / Regulations while paying the increase rent for having a pet. Every resident with a pet must complete a Pet Application. Pet fee will be waived when is a service animal and a doctor’s letter is provided.

POLICY: As indicated in the Pet Application and Section 2.7 of your Lease and 4.25 of the Rules and Regulations. Pets are only accepted at the sole discretion of the landlord. All accepted pets must be under 25 lbs.

(Rules and Regulations)

Pets. In certain Premises as permitted at Landlord’s sole discretion, house pets will be allowed only with the express written consent of the Landlord. No more than One (1) pet shall be allowed on the property at any time. A monthly pet rent will be collected for said pet. Prohibited breeds of dogs are: German Shepherd, Doberman, Akita, Pitt Bull, Chow Chow, Rottweiler, Siberian Husky, Great Dane, American Staffordshire Terrier, American Bulldog and Alaskan Malamute. All farm and/or exotic animals are prohibited. If pets create noise, are allowed outdoors except on a leash, or in any way create a disturbance or unpleasantness, the Landlord will withdraw its consent and the pet must be removed. Pets must be curbed only in designated areas. The Tenant will be responsible for the clean and sanitary removal of all feces to an appropriate trash receptacle. If tenant does not adhere to this they are subject to a fine up to \$ 100 and subject to the termination of the pet and or tenant. Pets shall not be tethered to the buildings, shrubs or trees, or otherwise left unattended outside. Each Tenant will hold the Landlord harmless against loss or liability for any actions of his pets on the Property.

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

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Lessee

Or metalwork, wiring fixture, plumbing and/ or any equipment. For any fault of carelessness in these respects, Tenant must promptly make good all injury and/ or damage sustained by the Landlord and/ or other tenants.

4.2 NOISE

No person may make or permit any improper noise or disturbance of any kind on the Property; produce objectionable odors; nor do, nor permit anything to be done that will interfere with the rights, comforts or convenience of other tenants. To this end no musical instrument of any kind shall be brought on to the Property without the express written permission of the Landlord, except a radio, phonograph or television set. Tenants and their guests will be expected to reduce noise levels after 9:00 p.m. (until 8h:00 am.) so that neighbors are not disturbed. At no time are musical instruments, radios, phonographs or TVs to be so loud as to become a nuisance.

4.3 USE OF PROPERTY

Tenant shall not use the premises or any part thereof, or permit the property or any part thereof to be used for the sale of goods of any kind at auction. Tenant may not use or permit any portion of the Premises or Property to be used for possession, storage, manufacture or sale of any illegal substance in any form, for any immoral or illegal purpose or as a barber or manicure shop. More specifically, and without limiting the generality of the foregoing, the Tenant shall not use the premises, or any area in the immediate vicinity of the premises, not any property controlled by the Landlord for the illegal keeping, sale or manufacture of controlled substances, as defined in M.G.L. c 94c, for the illegal keeping of a weapon in violation of M.G.L.c. 269 s 10, or the possession or use of an explosive or incendiary device. Substance abuse of any kind will not be tolerated. The possession and use of marijuana, no matter its form, is expressly forbidden on any part of the premises or on any property controlled by the Landlord. Tenants are responsible for the actions of their guests and invites. The Tenants shall not engage in nor permit their guest and/ or invites to engage in any activity that would interfere with the safety, comfort, or quiet enjoyment of the premises by other residents. Tenant shall not use the premises for any business reason.

4.4 STORAGE

Tenant will not keep, store or use any flammable, hazardous or toxic substance, which includes, but not limited to, charcoal or gas grills, gasoline or gasoline powered equipment or bikes, propane, lighter fluid, oil, oil based paint or stains or any other flammable product in or around the Property.

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Lessee

4.5 LITTERING AND TRASH DISPOSAL

There will be no littering. Paper, cans, bottles, cigarette butts, and other trash are to be deposited only in trash containers, and under no circumstances are such items to be dropped or left on the ground or otherwise in the common areas on the Property. No garbage or refuse and/ or waste matter may be removed from the Premises except to such place and in such manner as the Landlord shall direct and in no event will garbage or refuse be allowed to remain in the Premises overnight, once removed from its receptacle. No person may sweep or throw anything out of any window or door or into any public hall or stairway or off a balcony. All trash shall be placed in plastic garbage bags.

4.6 MAINTENANCE OF PATIOS AND BALCONIES

Each Tenant will be responsible to keep their patio and/ or balcony in a clean and sanitary condition.

4.7 OUTDOOR EQUIPMENT

Sporting goods, lawn furniture, and other personal articles and equipment shall not be left outside (except on a fully enclosed patio or balcony), and when in use outside shall be maintained and used in such a fashion as to meet the standards established by the management from time to time. Open flame cooking devices are not allowed on the decks, patios, terraces, or in the Unit, or in the common areas of the premises. Grills and other open flame cooking devices will not be permitted to be used anywhere on the premises without the express written permission of the landlord. The Landlord also reserves the right to revoke said permission, if the Landlord, in its sole discretion, determines that the Tenant has utilized a cooking device or grill in an unsafe manner.

4.8 CLOTHES LINES

No clothes, linens or similar materials may be hung or otherwise left or placed outside or on balconies or patios, except as Landlord may allow during specified periods when airing of clothes and other items may be essential. No such articles may be placed in an apartment or on the balcony or patio adjacent thereto, so as to be exposed to public view, i.e., no linen, cloth, clothing, curtain, rug or mop shall be hung (or shaken) from any window or door or balcony or patio.

4.28 Waiver

A failure of the owner to assist upon strict performance of any of the rules and regulation contained herein shall not be denied to be a waiver of the rights or remedies. The owner may have and shall not be denied to any tenant for the non-observance or violation by any terms of these rules and regulation at any time prescribes. The owner will use reasonable efforts to uniformly en force such rules and regulation as they apply to each Tenant.

4.29 Interpretation

The owner’s interpretation of these rules regulations and the owner’s decisions based there on be final and conclusive.

4.30 Amendment

These Rules and regulation carbe revised in any way at any time by the owner as condition warrant and the owner will provide written notice of any such amendment to the Tenant.

By initialing, you acknowledge and agree to the terms

X _____

Lessee

Owner Property Management

5. EMERGENCY CONTACT: _____

5.1 CONTACT INFORMATION

Address: 75 QUERY ST New Bedford ma 02745

Resident:

IN CASE OF EMERGENCY, PLEASE NOTIFY

Name:

Address:

Cellphone:

Email Address:

By signing below, you acknowledge and agree to the terms in section 5

X _____

Lessee

Owner Property Management

Rent Payment Policy

Payment Policy

This notice will serve as a reminder of the rent payment policy of Advanced Property Management.

Which is as follows:

1. Rent is due and payable, in Advance, on or before the first day of every month.
2. **A Notice to Quit for non-Payment of Rent** will be issued to all outstanding rent accounts on the fifth (5th) day of each month.
3. Residents whose payment is returned due to insufficient funds will immediately receive a **Notice to Quit for Non-payment of Rent.**
4. Residents who submit a payment from a closed bank account will be reported to criminal court for larceny.
5. No cash will be accepted in office by any staff member. Acceptable forms of payment include online payment, cash payment at certain store locations, personal check, money order or bank check (certified funds). All rent payments are made payable to:
Owner Management
75 Query St Apt A, New Bedford ma 02745
6. Please bear in mind that repeated issuances of **Notices to Quit for Non-Payment of Rent may jeopardize a household's continued tenancy.**

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

Time to deliver possession of the leased premises, not to exceed thirty days from lease commencement, if the premises are not delivered within said time frame, either the Landlord or Tenant may then terminate this lease by giving written notice to the other and any payment made under this lease shall be forthwith refunded. Tenant hereby authorizes and empowers Landlord to institute proceedings to recover possession of the premises on behalf of and in the name of Tenant.

1.6 NOTICE

All notices required or permitted to be made under this Lease, including any notice of violation of law or the need for maintenance or repair, must be in writing and may be delivered in hand, sent by certified mail, return receipt requested, or sent by United States Postal Service overnight Express Mail or other overning delivery service, addressed to the Landlord or Tenant or their authorized representative at the address set forth in this section or to the Tenant at the Premises during the term of the Lease. Such notice will be deemed to have been given upon delivery or, if sent by certified mail on the date of delivery set forth in the receipt or in the absence of a receipt three business days after deposited or, if sent by Express Mail or other overnight mail or delivery, the next business day after deposited with the overnight mail or delivery service, whether or not a signature is required or received. Acceptance of any notice, whether by delivery, email or mail, will be sufficient if accepted or signed by a person having express or implied authority to receive same. Notice will also be deemed adequate if given in any other form permitted by law.

1.7 UTILITIES

We'll pay for the following Utilities.

Gas and Water

All electricity charges to the Premises, including electricity charges for lighting, appliances, heating, ventilating, or air conditioning shall be paid for by the Tenant unless otherwise expressly stated herein. The Landlord agrees that it will furnish reasonable cold water in accordance with applicable laws, but the failure of the Landlord to provide the foregoing items to any specific degree, quantity, quality, or character due to any causes beyond the reasonable control of the Landlord, such as accident, acts of nature, restriction by City, State or Federal regulations, or during necessary repairs to the apparatus shall not form a basis of any claim for damages against the Landlord. All Tenant-paid utilities for the Unit must be transferred into Tenant's name prior to move-in. Tenant further agrees and acknowledges that Landlord is not responsible for providing air conditioning units. Tenant shall NOT install any air conditioning unit with without the express written consent of the Landlord. **Additionally, the following chart indicates which party is responsible for other utilities.**

“Utilities: Type	Landlord	Tenant
Heating: Natural Gas <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Or Electric <input type="checkbox"/>		
Water Heating: Natural Gas <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Or Electric <input type="checkbox"/>		
Cooking Fuel: Natural Gas <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Or Electric <input type="checkbox"/>		
Refrigerator	<input type="checkbox"/>	
Water	<input type="checkbox"/>	
Range: Natural Gas <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Or Electric <input type="checkbox"/>		
Other Electric		<input type="checkbox"/>

1.8 MORTGAGES

The Landlord has the right to mortgage and the Tenant’s rights hereunder are subordinate to all mortgages now or hereafter of record affecting the real estate of which the premises form a part.

1.9 OCCUPANCY, USE AND SUBLETTING

The Premises will be used solely for residential purposes. Should the Tenant desire or anticipate a change in occupancy of the Premises due to adoption, birth of a child or otherwise, the Tenant must notify the Landlord at Least sixty (60) days in advance. The Tenant cannot assign Tenant’s rights under this Lease and cannot sublet all or part of the Premises to any person, or permit a guest to reside in the Premises for a period of ten (10) or more consecutive days or for more than a total of fifteen (15) days in any sixty (60) day period, without written permission of the Landlord. The number of guests shall not exceed the requirements of the state sanitary code, any city ordinances, and/ or any building codes. Under no circumstances may any portion of the leased premises be used by a boarder, lodger or roommate without the prior written consent of the owner/ lessor.

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

X _____

Lessee

2 Policies and Procedures

2.1 RESIDENT SAFETY, FIRE, CASUALTY

If the Premises or any common area providing a necessary means of egress/ access to the Premises are damaged by fire or other casualty which materially interferes with the Tenant's use of or access to the Premises, the Landlord may terminate the Lease by giving the Tenant written notice to become effective at the end of the then-current month. If the Landlord has not exercised the option to terminate, the rent will be reduced to the fair rental value of the Premises until the Premises is restored to its former condition. If the Landlord has not restored the Premises or egress/ access within thirty (30) days, the Tenant may give notice of termination of the Lease to become effective at the end of the then-current month.

Smoke Detectors

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

2.2 GOVERNMENT REGULATIONS, EMINENT DOMAIN

The Landlord will not be liable for any loss, injury or damage caused by the Landlord's obligations or delay in satisfying the Landlord's obligations caused by any regulations imposed by any local, state, or federal governmental body, including any taking by eminent domain. Should all or part of the Premises or any necessary access/ egress be taken by eminent domain or including any taking by eminent domain. Or be subject to an order of condemnation which materially impairs Tenant's access to or use of the Premises, then either party may notify the other of termination of the Lease to take effect on the effective date of taking will constitute a waiver. Should all or part of the Premises be taken by eminent domain, the Tenant will have no right to any part of a pro tanto or other payment and hereby assigns all claims to Landlord.

2.3 Insurance

The Landlord recommends and suggests that the Tenant procure and maintain insurance covering their personal property from fire, theft, or other casualty. If the Premises are in multi-unit residential dwelling, the Landlord will provide insurance coverage of up to \$750 to cover the actual cost of relocation if the Tenant is displaced by fire or fire damage, pursuant to applicable law.

2.4 RULES AND REGULATIONS

The Tenant hereby consents to and agrees to observe any reasonable regulations as are in effect now or as may be promulgated from time to time. Any newly promulgated rules will be sent to Tenant in writing in advance of implementation. Tenant agrees and acknowledges that he/ she has received rules and regulations (The "Rules and Regulations") and that they are incorporated herein in their current form, and as amended from time to time. The Landlord will not, however, be responsible to the Tenant for any non-observance of rules, regulations, or conditions on the part of the other Tenants.

**Owner Property Management
75 QUERY St Apt A New Bedford Ma 02745, Phone: 6177519665**

6. RENT AND SECURITY DEPOSIT

6.1 rent and security deposit receipt

TO BE GIVEN WHEN IS PAID

Date 04/15/2024

Tenant: Francisco HONORE

Adress: 75 QUERY St New Bedford Ma 02745

First Month's Rent	\$ 2,300.00
Parking car (Year 1) Fee	\$ 100.00
Purchase or Installation cost for key and lock	\$ 50
Security Deposit (See attached condition form)	\$ 2,300.00

- A. The Landlord acknowledges receipt from the Tenant of \$2,300.00 (an amount not to exceed one month's rent) to be held by the Landlord during the term hereof, or any extension or renewal, as a security deposit pursuant to the terms hereof; it being understood that this is not to be considered prepaid rent, nor shall damages be limited to the amount of the security deposit.
- B. The security deposit, first month's rent, lock deposit, and parking fee received shall be applied for the above referenced premises and is received on behalf of Advanced Property Management, by the person who signs this receipt.
- C. Pursuant to applicable law, this document shall constitute a receipt to Tenant with respect to the total Deposits paid by the Resident, including the security deposit. The security deposit is held in an interest-bearing account. If the lessor accepted a last month's rent in advance from the Tenant, it may be kept in the lessor's interest- bearing escrow account.

A W-9 Form must be submitted to Landlord when the Security Deposit is paid and the forwarding address at the termination of the tenancy indicating where such security deposit and/ or interest may be given or sent.

- D. **If the Landlord withholds some or all of the security deposit the Landlord will provide to the Tenant within 30 days after move-out or at the end of the Tenant's tenancy as specified in this written lease agreement, or as otherwise provided by law, a statement of deductions, signed under the pains and penalties of perjury, and may deduct as allowed by Massachusetts law the following:**
 - 1. Unpaid rent
 - 2. An itemized list of damages
 - 3. Actual and / or estimated cost of repair

No amount will be deducted from the security deposit which was listed in the Statement of Condition or for any damage listed in any separate list submitted by the Tenant and signed by the Landlord, unless the damage was already repaired by the Landlord during the course of the tenancy.

[THE INFORMATION IN PARAGRAPH E MUST BE GIVEN WITHIN THIRTY (30) DAYS AFTER SECURITY DEPOSIT IS PAID]

4.28 WAIVER

A failure of the Landlord to insist upon strict performance of any of the Rules and regulations contained herein shall not be deemed to be a waiver of the rights or remedies the Landlord may have, and shall not be deemed a waiver of any subsequent breach or default in the terms of these Rules and Regulations. The Landlord shall not be responsible to any Tenant for the non-observance or violation by any other Tenant of any of the rules or regulations as they apply to each tenant.

4.29 INTERPRETATION

The Landlord’s interpretation of these Rules and Regulations and the Landlord’s decisions based thereon, shall be final and conclusive

4.30 AMENDMENT

These Rules and Regulations can be revised in any way at any time by the Landlord as conditions warrant, and the Landlord will provide written notice of any such amendment to the Tenant.

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

X _____

Lessee

Owner Property Management
75 QUERY St Apt A New Bedford Ma 02745
Phone: (617)751-9665

RENT PAYMENT POLICY

PAYMENT POLICY

This notice will serve as a reminder of the rent payment policy of Advanced Property Management. Which is as follows?

1. Rent is due and payable, in advance, on or before the first day of every month.
2. **A notice to Quit for Non-Payment of Rent** will be issued to all outstanding rent accounts on the **fifth (5 th) days of each month.**
3. Residents whose payment is returned due to insufficient funds will immediately receive a **Notice to Quit for Non-payment of Rent.**
And will be charged a \$45,00 NSF Fee.
4. Residents who submit a payment from a closed bank account will be reported to criminal court for larceny.
5. No cash will be accepted in office by any staff member. Acceptable forms of payment include online payment, cash payment at certain store locations, personal check, money order or banc check (certified funds). All rent payments are made payable to:

OWNER PROPERTY MANAGEMENT
75 QUERY Apt A St New Bedford Ma 02745
Phone: (617)751-9665

6. Please bear in mind that repeated issuances of Notices to quit for non-payment of Rent may jeopardize a household’s continued tenancy.

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

X _____

Lessee