

RESIDENTIAL LEASE

NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH-IN-RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

This lease is made this 15 day of August 20 23 by and between Cliff Belleau
Hereinafter called the "Landlord"; and
Rosalyn Flees

Jointly and severally, hereinafter called the "Tenant".

Description and Term of Lease

1. The Landlord, for and in consideration of the rents to be paid and the performance of all the agreements provided within this Lease, does hereby lease to the Tenant the following premises:

Address 8242 Dixie Hwy Apt C
City Fair Haven
State MI Zip 48023

For a term commencing on September 1 2023
and expiring at noon on August 31 2024

Rent

2. The Tenant agrees to pay the rent by paying \$ 1,300.00 (pro-rated as necessary) on or before the commencement date in paragraph 1, and the balance in equal monthly payments of \$ 1,300.00 beginning on the 1st day of September 20 23 and in the same amount on or before the 1st day of each succeeding month during the term of this agreement.

Late rent may subject tenant to eviction proceeding and liability for damages.

Application of Payments. Payments shall be applied in the following order: collection costs, cleaning fee, late fee, repairs, utilities, security deposit and lastly to rent. The order of the application of payments may be changed at the sole discretion of Landlord.

Remedies in the case of default and late charge

3. It is agreed timely payments are the very essence of this agreement. If the Tenant defaults in the payment of rent and remains unpaid for 3 days after it becomes due, the Tenant shall pay a "late charge" of \$ 100.00 to compensate the extra expense of handling late payments.

The right of the Landlord to make a charge for a late payment should not be construed to be a grace period. Acceptance of late rental payment with any late charges from the Tenant shall not waive the Landlord's right to timely payments. In the event any rent is due and unpaid, the provision above for a late charge shall not exclude other remedies provided by law. If the Tenant defaults in rent payments or in any of the agreements contained herein, then it shall be lawful for the Landlord, or the

representative or assigns to re-enter into, repossess the premises, and remove and evict the Tenant and every other occupant by lawful means.

Premature Termination by the Tenant

4. Should the tenant vacate the premises prior to the expiration of this Lease, the tenant agrees to pay the rent specified in paragraph 2 for the full term of this Lease or until such time as the premises are leased again. In such case Tenant's liability includes, but is not limited to, all expenses that accrue to the premises, including utility bills and all expenses incurred to lease the premises again, including leasing commissions and advertising expenses. If the Landlord acts reasonably in leasing the premises for less than the amount of this Lease, the Tenant shall be liable for the difference in rent for the balance of the term of this Lease.

Security Deposit

5. The tenant agrees to deposit with the Landlord the sum of one thousand dollars (\$ 1,000.00), as security for the performance by the Tenant of all conditions and agreements of this Lease. Said sum shall be paid on or before the 1st day of September, 20 23. The Tenant is not to consider this Security Deposit as the final rent installment due. As provided by 1972 PA 346 (MCL554.601 et. seq.), said Security Deposit shall be returned to the Tenant, less any amounts owed to the Landlord as allowed by 1972 PA 346 (MCL554.601, et. seq or other Statute). The Landlord agrees that the Security Deposit will be deposited in a specific and separate account in the following regulated financial institution:

Name: PNC
Located at: Chesterfield

NOTICE: You must notify your Landlord in writing within 4 days after you move, of a forwarding address where you can be reached and where you will receive mail; otherwise your Landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure.

Use of Premises

6. The premises shall be used for RESIDENTIAL PURPOSES ONLY. If all provisions of this Lease are complied with, the Tenant shall be entitled to the quiet use of the premises. No activities shall be permitted upon the premises by the Tenant which are contrary to Federal, State, Local Statutes, Rules and