

RESIDENT INITIALS _____

MANAGER INITIALS _____



LEASE AGREEMENT

NOTE: PLEASE RETURN ALL THREE COPIES FOR OWNER SIGNATURE

THIS LEASE SUMMARY:

NAME: _____ (“Tenant”) SS# _____ -- _____ -- _____ DATE: ____/____/20____

PERMANENT ADDRESS: _____

and **EDR Oxford LLC** (Referred to in this Lease as the “Owner” or “us,” “we” or “our”) represented by EdR Management, Inc., the “Manager”).

Starting Date of Lease Term: _____ Ending Date of Lease Term: _____

Your “Rent” for the Term is \$ _____ (plus incidental additional charges as identified in this Lease and applicable sales taxes). It is payable in one of the following payment options (please select one):

_____ **Option A:** Two equal installments in the amount of \$ _____, due on or before _____
INITIAL and _____.

_____ **Option B:** _____, (____) equal installments of \$ _____ payable as follows; the first installment
INITIAL due on _____, with remaining installments due on or before the 1st day of each month
beginning _____.

The breakdown of your regular installments are:

- \$ _____ for “Base Rent”;
- \$ _____ for _____
- \$ _____ for _____

Total Rent Installment: \$ _____

APARTMENT COMMUNITY: **Campus Creek**, located at 101 Creekmore Blvd., Oxford, MS 38655, the “Community.”

LEASED PREMISES: This Lease entitles you to exclusively occupy one furnished bedroom (referred to herein as your “Bedroom”) in a _____ bedroom apartment, and together with the other residents of the apartment, you have the joint right to use the common areas of the apartment, which are composed of those areas within the apartment to which you have access without going into another bedroom, including the bathroom, living room, kitchen, and where applicable, laundry facilities and patio or balcony within the Apartment (the “Common Areas”). Your Bedroom, the other bedrooms in the apartment and the Common Areas are referred to collectively in this Lease as the “Apartment.” In addition, you have the right to non-exclusive use of those areas of the Community to which all residents have general access.

1. LEASE TERM: The Lease starts on the Starting Date, and ends at 12:00 NOON on the Ending Date (the “Lease Term”). You are liable under the terms of this Lease for the full Lease Term. You shall not be released from your liability under this Lease due to school withdrawal or transfer, business transfer, loss of job, marriage, divorce, loss of any of the residents in the Apartment, bad health, or for any other reason, except for involuntary military service. If we determine, in our sole discretion, that your Bedroom is not available for occupancy on the starting date of the Lease Term, you are excused from paying Rent under the Lease for that period of time from the start date of the Lease Term until your Bedroom is available for your occupancy. Thereafter, if your Bedroom cannot be occupied, we will proceed as described in Paragraph 11 of this Lease. **Under no circumstances will we be liable to you for any damages, of any kind, caused by or related to the failure of your Bedroom to be ready for occupancy on the start date of the Lease Term or at any time thereafter.**

2. DESCRIPTION: This Lease is between you and us. We agree to lease to you and you agree to lease from us, the following:

- a. Your sole use of your Bedroom within the Apartment;
- b. Together with the other residents of the Apartment, your joint use of the Common Areas;
- c. Together with the other residents of the Community, your joint use of those areas of the Community to which all residents have general access;
- d. Your sole use of the furniture within your Bedroom; and your joint use of all appliances and furniture within the Common Areas of the Apartment; and
- e. Your joint use of the mail box that is assigned to you by us (the “Mail Box”). If the Postmaster serving the Community has instituted or begins during the Lease “single drop delivery,” your mail will be placed in the Mail Box, but we assume no liability for loss or delays in delivery and/or failure of delivery.

3. RENT AND ADDITIONAL CHARGES: With the exception of the first installment, you will pay us the “Rent Installment,” which is composed of the Base Rent and other incidental charges, on or before the 1st day of each month, without any demand from us for payment. The Rent Installment is payable at the business office (or such other place of which you are notified in writing). Except as provided by law, you have no right to withhold Rent for any purpose, even an Act of God, or to reduce or offset Rent payable under the Lease by any of your costs or damages against us. You may not withhold rent due to tardiness of student loan money, reimbursement money, or any other university affiliated funds.

If your Rent is not paid by 9:00 A.M. on the third (3rd) day of the month your Rent is late and you will be charged \$ _____ in addition to your Rent. In addition, beginning with the sixth (6th) day after the due date for payment of a Rent Installment, you will be charged an additional late charge of \$5.00 per day for each additional day that the Rent Installment or any part of it remains unpaid. Post-dated checks will not be accepted. If you choose to make an electronic payment transaction fees may apply.

4. APPLICATION OF PAYMENTS: Payments under the Lease shall be applied to your account in the following manner: first to satisfy unpaid late charges, dishonored check service charges, interest, and other fees owed by you; second to maintenance and repair costs chargeable to you; third to outstanding legal fees and/or court costs legally chargeable to you; fourth to outstanding utility bills that are your responsibility; fifth to deposits or portions thereof due from you; and sixth to Rent.

5. UTILITIES: We will furnish the following utilities (through independent third party providers) if checked (X):
 cable TV, electricity, water, sewer, garbage removal.

If the utility services invoice for the Apartment is in excess of \$ _____ for a _____ bedroom apartment, the excess charges will be equally divided among the residents of the Apartment. In the event of extended absences from the apartment, any excess utility charges will not be waived. Each resident will continue to be responsible for their portion. Your portion of the excess of the utility services invoice will be due within five (5) days upon receipt of invoice. Resident also agrees to pay estimated utility overage in excess of allowance, for the last

month of occupancy with their last installment. The estimated overage will be based on the previous month's overage. Any difference in the actual overage will be billed and/or refunded to the resident. If we detect or suspect your abuse or waste of any utilities paid by us, or if there is an increase in a utility's rate, we have the right to notify you of an increase in the Base Rent and after the date of such notice, you are required to pay the higher charge. All utilities may be used only for normal household purposes and must not be wasted. You must comply with all the rules and regulations of the cable, telephone and internet service provider. We will not be liable for any interruptions, surge or failure of utility services in the Apartment or any damages directly or indirectly caused by the interruption, surge or failure. We are not liable for any damages and are not responsible to take any action if your service is interrupted or discontinued as a result of you or your guest(s) violating any of the rules or regulations of the cable, telephone and/or internet service provider.

6. RELOCATION: It is understood that the Apartment contains other bedrooms in which other residents may reside. If the Apartment consists of more than one bedroom, we have the right, when any bedroom within the Apartment is unoccupied, to place a new resident in the unoccupied bedroom unless you and all other residents in the Apartment agree to pay us, as part of your respective Rent, the Rent due for such unoccupied bedroom. For purposes of operating efficiency, we reserve the right, in our sole discretion, upon five (5) days advance written notice to relocate you to another apartment unit in the Community. In the event of an emergency, as determined by us, we may relocate you upon less than five (5) days notice. The fact that you and the other residents of the Apartment may be in conflict with each other will not be grounds to terminate the Lease. We are not liable if another resident in the Apartment was untruthful on any written documentation. If you request to be relocated and we are able to accommodate your request, a fee of \$200 will be required to be paid in advance of any relocation. Our consent to one or more relocations will not be a waiver of any rights of consent to any future relocation.

7. NON-REFUNDABLE SERVICE FEE: In addition to the Rent you agree to pay, a one-time non-refundable service fee of \$_____ which is required for the use of facilities and service-related functions associated with this Lease (the "**Service Fee**"). This fee in no way releases you from the obligation of leaving your Bedroom and the Apartment in a good and clean condition, reasonable use and wear accepted. The Service Fee is non-refundable and becomes our property whether or not you take possession of your Bedroom.

8. FURNISHINGS: You assume full responsibility for items furnished by us and agree to return them to us at the expiration of the Lease Term in as good of condition as when you received them, reasonable wear and tear excluded. You will be responsible for returning all furniture to its original position prior to vacating your Bedroom and the Apartment. You will not remove our furniture, fixtures, and/or furnishings from the Apartment for any purpose. You shall be responsible for all loss, breakage or other damage to furnished items. Any furniture provided by and belonging to Campus Creek may not be placed outside on the patio, in the breezeways or any other space except that for which it is intended.

9. RIGHT OF ENTRY: We have the right, as do our agents, to enter the Apartment and your Bedroom at all reasonable times (or at any time in the event of an emergency), without notice to you and without your consent, to inspect, remodel, repair, maintain and protect the Apartment and your Bedroom as we see fit, in our sole discretion. Further, we have the right to enter the Apartment and your Bedroom at all reasonable times to show the Apartment or your Bedroom to prospective tenants, purchasers or representatives of insurance or lending institutions. **You may not change any locks.**

10. HOLD HARMLESS NOTICE AND ACKNOWLEDGMENT: You agree that we do not promise, warrant or guarantee the safety and security of you, your guests or your personal property against the criminal actions of other residents or third parties. Furthermore, we shall not be liable for any damage or injury to you, your guests or your personal property or to any person entering the Apartment or the Community, for injury to person or property arising from theft, vandalism or casualty occurring in the Apartment or the Community. You agree to indemnify and hold us harmless from all claims, costs, and expenses arising from injury to person or property to you or any of your guests regardless of the cause, unless the injury is due to our negligent or intentional conduct. **You have the responsibility to protect yourself and to maintain appropriate insurance to protect you and your belongings. It is a fact that no security system, including video cameras, controlled access gates, courtesy patrol services or electronic intrusion safety devices, can guarantee protection against crime. We do not monitor any security video cameras or other photographic surveillance that may be installed at the community. As to any and all security measures taken at the community, you may not rely for your personal safety upon any measures we may take to secure the building/s. Even elaborate security systems are subject to mechanical malfunctions, tampering, human error or personnel absenteeism, and can be defeated or avoided by clever criminals. Further, repairs to such devices cannot always be completed immediately. Therefore, you should always proceed on the assumption no security systems exist. You acknowledge that you have read, understood and agree with the above notice. You have received no representations or warranties, either expressed or implied, as to the overall safety of the Apartment and Community and/or any security system at the Community. We have not in any way stated or implied to you that the security of person or property is provided, promised or guaranteed or that the Community was or will be free from crime.**

11. DAMAGE OR DESTRUCTION OF PREMISES: If, in our opinion, your Bedroom should become unavailable or unlivable during the Lease Term because of damage or destruction by fire or other casualty, we shall have the right to terminate this Lease, or move you to similar accommodations within the Community and repair and restore your Bedroom. In the event of such damage or destruction to your Bedroom your obligations to pay Rent may be waived only if we terminate this Lease, or do not furnish you with a bedroom within the Community or reasonably similar accommodation.

12. DEFAULT: You are in violation of this Lease if:

- a. You fail to pay Rent or any other amount owed as directed by this Lease;
- b. You or your guest violates this Lease or any addendum to it, the Rules and Regulations, or any other rules, or fire, health or criminal laws, regardless of whether arrest or conviction occurs;
- c. Any of the utilities which are payable by you or the other residents of the Apartment are disconnected or shut-off because of non-payment;
- d. You fail to move into your Bedroom after completion of all required documentation, or if you abandon or apparently abandon your Bedroom (that is, it appears that you have moved out before the end of the Lease Term because clothes and personal belongings have been substantially moved out of your Bedroom);
- e. You or the Guarantor have made any false statement or misrepresentation on any information provided to us;
- f. You or your guest is arrested for a felony offense involving actual or potential physical harm to a person, or a felony or misdemeanor offense involving possession, manufacture or delivery of a controlled substance, marijuana, or illegal drug paraphernalia or theft, burglary, pornography, physical assault, indecent exposure, sexual molestation and/or any unlawful conduct involving a minor, regardless of whether such activity results in jail or prison time and/or deferred adjudication;
- g. Any illegal drugs or illegal drug paraphernalia are found in your Bedroom or the Apartment (whether or not we and/or law enforcement can establish possession);
- h. You fail to pay any charge within 10 days after it is levied in accordance with this Lease;
- i. Your inability or refusal to adjust to the concept and requirements of living in a multi-resident apartment environment as evidenced by repeated complaints about you made by the other residents or the staff in the Community;
- j. You keep any handgun, firearm, air gun or weapon of any type, or any explosive, flammable, or any extra hazardous substance or device, or any article or thing of a dangerous nature in your Bedroom or in the Apartment;
- k. You threaten violence against other residents, their visitor, us or our staff. Any threat of violence is considered a substantial violation of this agreement affecting health and safety;
- l. You commit any act or omission constituting material non-compliance with any provision of this Lease;
- m. You violate any of the obligations imposed by Miss. Code Ann. section 89-8-25.

13. REMEDIES: If you are in violation of this Lease, we can, without demand or notice (other than the notice that is provided in this paragraph) in addition to other remedies allowed by law:

- a. Collect any charge imposed by the Lease;
- b. Sue to collect past due Rent and any other damages incurred because of your violation of the Lease;
- c. Terminate the Lease and your right to occupy your Bedroom and institute an action for eviction;
- d. Terminate your right to occupy your Bedroom and institute an action for eviction, but not terminate the Lease or end your monetary obligation for the Bedroom;

RESIDENT INITIALS _____

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- e. Sue to collect all unpaid Rent and other sums which would become due until the Ending Date of the Lease;
- f. Report all violations to credit reporting agencies including the University that you attend; and
- g. Do any combination of a, b, c, d, e or f.

The exercise of any remedy by us should not be taken to exclude or waive the right to exercise any other right or remedy which we might have. Even if we accept Rent or other sums due from you after you are given notice to vacate your Bedroom and leave the Apartment or an eviction suit is filed against you, such acceptance of Rent does not waive or diminish our continuing rights of eviction or any other contractual or statutory right unless we specifically agree to it in writing.

14. RULES AND REGULATIONS: You agree to comply with all Rules and Regulations and the Resident Handbook attached to this Lease, as such Rules and Regulations and the Resident Handbook may be amended from time to time by us (“**Rules and Regulations**”). These Rules and Regulations are incorporated into this Lease and are a part of the Lease just as if they were written on this page. Any reasonable alterations, additions, and modifications to such Rules and Regulations that we may make from time to time shall likewise be considered a part of this Lease with the same force and effect as though written herein.

15. CONDITIONS OF PREMISES: An Apartment Condition Form will be provided to you at the time that you move into the Premises. Within 48 hours after you move-in, you are required to return the Apartment Condition Form and notify us in writing of any defects or damages in your Bedroom and in the Apartment; otherwise, your Bedroom, the Apartment, and the fixtures, appliances and furniture in your Bedroom and the Apartment will be considered to be in a clean, safe and good working condition and you will be responsible for defects or damages that may have occurred before you moved in. **WITH THE EXCEPTION OF THE ITEMS SPECIFIED IN YOUR WRITTEN NOTICE, YOU ACCEPT YOUR BEDROOM, THE APARTMENT, AND THE FIXTURES, APPLIANCES AND FURNITURE IN YOUR BEDROOM AND THE APARTMENT IN THEIR “AS-IS” CONDITION, WITH ANY FAULTS. WE MAKE NO EXPRESS WARRANTIES AND DISCLAIM ANY AND ALL IMPLIED WARRANTIES (OTHER THAN THE WARRANTY OF HABITABILITY) WITH REGARD TO YOUR BEDROOM, THE APARTMENT, AND THE FIXTURES, APPLIANCES AND FURNITURE IN YOUR BEDROOM AND THE APARTMENT.** You are responsible for the cost of all repairs made necessary by you, your guest(s) or any other person’s violation of this Lease or the negligent or careless use of your Bedroom, the Apartment or any part of the Community including without limitation damage from waste water stoppages caused by foreign or improper objects in lines serving the bathroom used by you, damages to furniture, appliances, doors, windows or screens, damage from windows or doors being left open and repairs or replacements to security devices necessitated by misuse or damage by you or your guests (this includes damages that may have been caused to the Apartment by other residents of the Apartment if we cannot determine who did it). You may be required to prepay for these repairs, or, if we decide to advance the funds for the repairs, you are responsible for repaying us within 10 days after we send you an invoice. Excepting only ordinary wear and tear from normal usage, you will be solely responsible to us for damages to your Bedroom and the furnishings provided in the Bedroom. In addition, you will be jointly and severally liable for all damages to other shared areas of the Apartment and any furnishings provided in those shared areas. In addition, you are responsible to us for any damages of any nature that result from your usage or the usage of your guest(s) to any of the Community amenities and any of the furnishings, systems or components located in or on the Community. If the party responsible for damages is identified, we may determine, in our sole discretion, to release you and other potentially responsible parties. Your obligations to pay the charges described in this paragraph will continue after the ending of this Lease. All maintenance requests must be reported to Campus Creek as soon as possible after they occur. If damage is incurred within the apartment due to the resident’s failure to submit a maintenance request to the management office, the resident shall be held liable for any costs resulting there from. You are also equally responsible and obligated to immediately make a report to Campus Creek about any damage to the premises immediately after it occurs regardless of the responsible party. Failure to do so is a violation of the lease.

16. RIGHT OF REFUSAL: Until we have executed this Lease, we shall have the right to refuse to lease your Bedroom to you for any reason whatsoever; provided, however, such refusal shall not be based on your race, religion, sex, color, familial status, handicap or national origin. In the event of a refusal, you shall be refunded, if applicable, any prepaid Rent.

17. TERMINATION: No termination of this Lease prior to the Ending Date of the Lease Term will affect our right to collect the total amount of the Rent. You will not move out of your Bedroom or exercise any right of termination arising out of any breach by us of any provision of this Lease due to the condition or state of repair of your Bedroom or the Apartment, and you waive any right, statutory or otherwise, to do so. No surrender of your Bedroom by delivery of keys or otherwise will terminate this Lease unless and until expressly accepted in writing by us. Upon terminating this lease, the resident will not be allowed to enter the apartment without the expressed permission of the lessor. In the event the resident does return to apartment without prior authorization from the lessor, the resident will be subject to arrest and full prosecution for trespassing.

18. YOUR DUTIES UPON TERMINATION: When you leave, whether at or prior to the expiration of the Lease Term, your Bedroom and the Apartment, including but not limited to the carpets, walls, windows, bathrooms, patios, balconies, kitchen, appliances and furniture in the Bedrooms and Apartment, must be clean and in good repair and condition. If they are not, you will be responsible for reasonable charges to complete such cleaning, repair or replacement. We recommend that you schedule a walk-through to occur with our staff no later than three days prior to the expiration of the Lease Term. If you leave any of your property in your Bedroom or in the Apartment after you leave or after the end of the Lease Term, that property is considered to be abandoned by you and we can take such action as we desire and charge you with costs incurred to keep, sell or dispose of such property without liability to us of any kind. Your proportionate share of reasonable charges for cleaning, repair or replacement will be determined in the same manner as the determination of your share of damages as stated in Paragraph 15 above.

19. CONSENT TO JURISDICTION: This Lease has been entered into in the County of Lafayette in the State of Mississippi. You consent to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within Lafayette County, Mississippi.

20. GOVERNING LAW: This Lease is governed by and construed according to the laws of the Mississippi. If any of the terms or conditions conflict with any such law, then such terms or conditions shall be deemed modified and amended to conform to such law.

21. SEVERABILITY: The invalidity of any provision in this Lease or of its application to any person or circumstance as determined by any government agency or court shall in no way affect the validity of any other provision hereof and all other terms of this Lease shall be valid and enforceable to the fullest extent permitted by law.

22. ATTORNEYS’ FEES: If legal action is required to enforce this Lease against you, and the court or other legal body rules in favor of us, in whole or in part you are liable for the costs and expenses of such action incurred by us, including our reasonable attorneys’ fees, in addition to any amounts awarded to us in such action.

23. ENTIRE AGREEMENT: It is understood and agreed that this Lease contains the entire agreement between you and us; there are no representations, agreements, or promises, oral or written, not contained within this Lease. Your execution of this Lease confirms that no oral promises, representations or agreements have been made to you by us or any of our representatives. Our representatives (including management and leasing personnel, employees and other agents) do not have authority to waive, amend or terminate this Lease or any part of it and no authority to make promises, representations or agreements which impose duties of security or other obligations on us unless done in writing and signed by us.

24. GENDER AND PRONOUNS: Words used in this Lease in the masculine gender include the feminine and neuter. Any reference to “we,” “us” or “our” shall mean the Owner. Any reference to “you” shall mean the undersigned resident of the leased Bedroom and the Guarantor where applicable.

25. HEADINGS: The headings preceding each paragraph herein are inserted merely as a matter of convenience, and shall not be deemed to be a part of the Lease terms.

26. ASSIGNMENT: This Lease permits you, and only you, to live in your Bedroom and to use the Common Areas of the Apartment. You may occupy your Bedroom as your private residence and for no other purpose. When we execute this lease, it only guarantees you a bed-space in the community; it is not specific to any particular unit. If you are found to have an illegal resident residing in your apartment,

bed-space, or in a vacant bed-space within your apartment there will be a daily fine of \$100.00 for each day that the illegal resident has resided within your apartment. Each resident will be assigned a specific bed-space to occupy upon move-in. You may not, at any time, relocate to another bed space. If relocation occurs or is requested, there will be a fee of \$200.00 as outlined in paragraph 6. **RELOCATION.** While you cannot lease any part of your Bedroom or the Apartment to another person, you may be able to assign your rights under this Lease to another person if we give our written consent, but the giving of our consent is at our sole discretion. We are not responsible for finding a person to whom you can assign the Lease and we are not obligated to assist you in finding a potential assignee or to fill your Bedroom before filling other bedrooms in the Community. It is your sole responsibility to find a person to whom you can assign this Lease. Even if you do assign this Lease, you will still be liable for all of the obligations under this Lease unless we specifically agree, in writing, to release you. A \$200 assignment fee must be paid by you prior to the assignment and the new resident must take possession of your Bedroom before the assignment will be considered complete.

27. TIME OF ESSENCE: Timing is very important in the performance of all matters under this Lease. All of the times, time periods and dates specified in this Lease shall be strictly enforced. Time is of the essence of each and every term and condition herein contained.

28. SUBORDINATION AND RIGHT TO ENCUMBER: The lien of any lender(s) of the Community will be superior to your rights under this Lease. Therefore, if we violate any loan that we may have in relation to the Community and a lender takes over ownership of the Community, the lender can terminate this Lease or the lender may elect to continue the Lease. Your rights under this Lease are therefore subject to the rights of the Community's lender(s). If any of the Community's lenders takes over ownership of the Community, you agree that you will then be Tenant of that lender and will accept and recognize any such lender as the "Owner" under this Lease, and in such case, every reference to "Owner" in this Lease shall apply with equal force to the lender.

29. SALES: Any sale of the Community will not affect this Lease or any of your obligations, but upon such sale we will be released from all of our obligations under this Lease and the new owner of the Community will be responsible for the performance of the duties of "Owner" from and after the date of such sale.

30. WAIVER: Our failure to enforce any term or condition of this Lease will not be considered a waiver or relinquishment of any right or remedy that we may have and will not be considered a waiver of any future breach of such term or condition.

31. HOLDING OVER: If you still occupy your Bedroom past the Ending Date of the Lease Term or the date on which you are notified to vacate your Bedroom, then you will be required to pay holdover rent in the amount of \$150.00 per day, along with all other amounts that you owe. No such holding over shall constitute any form of tenancy, but will be considered unlawful possession, and we may exercise any right or remedy available under this Lease or the law to recover possession of your Bedroom and damages from you. If there are any items of value (televisions, stereos, computers, etc.) left within the apartment or bed-space after the Ending Date of the Lease Term you will be charged an additional fee of \$150 per item for removal and storage. Campus Creek will store any items of value for a maximum of thirty (30) days. This will be done as a courtesy to you and Campus Creek will not be held liable for any damage or loss of these items.

32. NOTICES: All notices and demands by you to us should be delivered in writing to the location where Rent is paid and will only be considered delivered upon actual receipt by us. All notices and demands by us to you may be sent to you by mail, electronic e-mail, or by personal delivery to you by posting the notice or demand on the entrance door of the Apartment. When the notice applies to more than one resident of the Apartment, such notice shall be conclusively deemed to have been given to all residents when such notice is given to any one of the residents. Should it become necessary, we may require you to solely communicate with us via written or electronic correspondence.

33. PARKING: A limited number of parking permits will be available in the Community on a first come, first served basis. We shall not be liable under any circumstances for any damage or loss to your motor vehicle or its contents including flash flooding. You are advised to obtain appropriate renter's insurance coverage. You must park in a designated parking space. Parking in loading zones, fire lanes, double parking, parking on landscaping or grass, in front of dumpsters or on curbs will result in towing. Parking within the gates is for residents only. Guests must park in the overflow parking lot. It is your responsibility to notify your guests of the Community's parking regulations. Should it become necessary we reserve the right to regulate the overflow parking lot by requiring visitors to pay for a parking permit.

34. PHOTOGRAPH RELEASE: You give your permission to us to use any photograph or photographic image including video or video stills taken of you while you are in any public spaces, grounds, offices at **Campus Creek** or any Community sponsored events in the Community or otherwise. You understand that your photograph or photographic image will be used for nothing other than legitimate business purposes. You hereby grant **Campus Creek**, EDR Management, Inc. and **EDR Oxford LLC** and assigns, those acting with its authority and permission, the irrevocable and unrestricted right and permission to copyright, in its own name or otherwise, and use, re-use, publish, and republish photographic or video portraits or pictures of you or in which you may be included, in whole or in part, or composite or distorted in character or form, without restriction as to changes or alterations, in conjunction with your own or a fictitious name, or reproductions thereof in color or otherwise, made through any medium, and in any and all media now or hereafter known for illustration, promotion, art, editorial, advertising, trade, or any other legal purpose whatsoever. You also consent to the use of any printed matter in conjunction therewith. You hereby waive any right that you may have to inspect or approve the finished product and the advertising copy or other matter that may be used in connection therewith or the use to which it may be applied. You hereby release, discharge, and agree to hold harmless **Campus Creek**, EDR Management, Inc. and **EDR Oxford LLC** and assigns, and all persons acting under its permission or authority from any liability by virtue of any blurring, distortion, alteration, optical illusion, or use in composite form, whether intentional or otherwise, that may occur or be produced in taking said picture or in any subsequent processing thereof, as well as any publication forever discharge **Campus Creek**, EDR Management Inc. and **EDR Oxford LLC**, its officers, employees, attorneys, representatives, insurers and assigns from any and all demands, cause of action and/or judgments of whatsoever nature of character, past or future, known or unknown, whether in contract or in tort, whether for personal injuries, property damage, payments, fees, expenses, accounts receivable, credit, refunds, or any other monies due or to become due, or damages of any kind or nature, and whether arising from common law or statute, arising out of, in any way, the use of your photograph or photographic image. This release contains the entire agreement on this subject matter between the parties and will be binding upon and inure to the benefit of the successors and assigns of the undersigned.

35. AMENITIES: All amenities are present as a matter of convenience. The amenities with mechanical components can be rendered inoperable at any time. Amenities include but are not limited to: Pool, tanning beds, fitness equipment, computer lab, wired or wireless Internet Service, community gates and tennis court. We may at any time decide to remove an amenity with or without notice to you. If your rent is not paid by 9:00 AM on the 3rd day of the month we may block your access to the Internet. You shall not withhold rent for any malfunctions of the amenities. We reserve the right to restrict or block your access to any amenity if you pose as a nuisance or we suspect abuse of any service we provide.

36. VISITORS: Residents are allowed to have visitors for no more than two consecutive days or nights at a time. All visitors must be accompanied by the resident at all times. **You are prohibited from giving a key to the Apartment to any visitor, guest or any other person and/or otherwise allowing any visitor, guest or other person to have unrestricted access to the apartment.** The visitors must comply with all rules and regulations of the Community. All visitors must park in designated visitor parking; not within the community gates. If at any time the visitor interferes with another resident's right to a comfortable environment, the visitor will be asked to leave. We reserve the right to ask any non-resident to leave the property at any time. If we find a visitor has been residing in an apartment for more than 2 consecutive days or nights without written consent, we will issue a \$100.00 unauthorized per person charge to the entire apartment or responsible resident(s) per day. Residents will be held accountable for the actions of their guests. For our and your protection the maximum number of visitors allowed in any apartment at any given time is twelve (12) for safety reasons.

IN WITNESS WHEREOF, the undersigned have executed this Lease.

YOU: _____
Printed Name

OWNER: **EDR Oxford LLC**

BY: _____
Your Signature

BY: _____
Authorized Signature

DATE: _____

DATE RECEIVED: _____



RULES AND REGULATIONS

This document is incorporated by reference into the Lease Agreement between you and us. You agree to these “**Rules and Regulations**” for the purpose of preserving the welfare, safety, and convenience of tenants in **Campus Creek**, for the purpose of making a fair distribution of services and facilities for all tenants and for the purpose of preserving our property from abusive treatment. A violation of these Rules and Regulations may be deemed a default by you, and may result in termination of the Lease Agreement and we reserve the right to pursue all possible remedies outlined in paragraph 13. REMEDIES of the lease. Additional rules and regulations can be found in the Resident Handbook. Complaints for violations of these Rules and Regulations will be addressed in accordance with the following procedure:

- First: If there is a complaint we will investigate and if we conclude that the complaint is of merit, we will issue a written warning to you outlining the violation. If the violation is deemed to be a default, all possible remedies will be taken as outlined in paragraph 13. REMEDIES of the lease.
- Second: If there is a second complaint we will investigate and if we find that the complaint is of merit, you will be assessed a fine, commensurate with the offense, which you must pay immediately. If the violation is deemed to be a default, all possible remedies will be taken as outlined in paragraph 13. REMEDIES of the lease.
- Third: If there is a third complaint we will investigate and if we conclude that the complaint is of merit, you will be assessed an additional fine, commensurate with the offense, which you must pay immediately. Your Guarantor may be notified, and we may, but are not obligated to, terminate your Lease and/or pursue all possible remedies outlined in paragraph 13. REMEDIES of the lease.
1. Solicitation and/or canvassing of any kind, without our prior written consent, is not permitted in the Community. You are required to obtain permission from us for any such activity.
 2. You will not use any part of the Community for any commercial business or purpose. You will use and occupy your Bedroom, the Apartment and the Community in compliance with all applicable local, state, and federal laws and any rules and regulations of any governmental board having jurisdiction.
 3. You will not erect any exterior wires, aerials, signs, satellite dishes, etc., in your Bedroom or the Apartment or anywhere in the Community. Room doors, ceilings, windows, drapery rods and trim should remain free of nails. All decorations should be of a temporary nature and not permanently deface or damage your Bedroom or the Apartment. No posters, sheets, parachutes, fishnets, stickers or materials of any kind are allowed on ceilings or in the windows. Adhesive materials may not be attached to any surface of the Apartment.
 4. Pets are not permitted in or about the Apartment, except for animals assisting disabled or handicapped persons and fish in one aquarium that can be no larger than 10 gallons. If a pet is found in the Apartment, the following will apply:
 - First: A written warning will be issued to you specifying the complaint and a \$100.00 charge will be assessed against you. **The pet must be removed from the Property immediately.** You will also be responsible for cleaning and/or replacement of carpet due to any damage by the pet(s) and for charges incurred for pest control treatment.
 - Second: Upon a second violation, a \$200.00 fine will be assessed to your account per day until pet is removed, and we may declare the Lease to be in default.
 5. Fire warning devices and safety equipment are to be used only in case of emergency. The sounding of a fire alarm should be taken seriously and you must proceed according to the instructions posted in and about the Community. **The intentional sounding of an alarm, or tampering with any other safety equipment, outside of an emergency situation will be considered a criminal offense and the person or persons responsible will be treated accordingly.**
 6. Multiple electric outlet plugs are not permitted. Surge protected power strips with circuit breakers are permitted. All extension cords must be of the grounded, three-prong type and be UL approved.
 7. Live decorations such as trees/wreaths are prohibited. Water beds are prohibited.
 8. Hot plates, candles, halogen lamps, incense, space heaters, cooking grills, lighter fluid, or anything with an open heating element or flame are not allowed within the Apartment. Grilling and the usage or storage of outdoor grills are not allowed on balconies or breezeways, either with charcoal or gas grills and are permitted only in designated areas a minimum of 10 feet away from any building.
 9. Possession and consumption of alcoholic beverages must be in full compliance with local, state and federal laws and regulations and in accordance with these Rules and Regulations. There shall at no time be any illegal substance in the apartment or on the grounds of Campus Creek. If illegal substances are found, the lease will be considered in default and all possible remedies will be taken as outlined in paragraph 13. REMEDIES of the lease. Conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances and is expressly prohibited. Open containers of alcohol are not permitted in the breezeways, parking lot or other public areas of the Community. Common source alcoholic containers in excess of three (3) gallons are prohibited and the sale of alcohol is prohibited. We reserve the right to confiscate any alcohol that is present in the Community in a manner that violates these Rules and Regulations and/or local and federal laws.
 10. Due to the multi-tenant and residential nature of the Community, offensive or disruptive noises or odors of any kind are prohibited in the Community. You and your guests must, at all times, maintain order in the Apartment and in all of your and their conduct in the Community. Loud, offensive or boisterous activities or odors or any conduct that unreasonably disturbs the comfort, sleep or enjoyment of other residents and their guests in the Community (including unreasonable use of televisions, radios, guitars, pianos, keyboards, stereo systems and computers) are not permitted in the Community. This also includes loud, offensive or disruptive music coming from vehicles. Instruments of any kind may not be played in the Community without our prior written consent. Any violations for noise will be assessed a \$50.00 charge per occurrence and all possible remedies will taken as outlined in paragraph 13. REMEDIES of the lease. Loitering is not permitted in or around the breezeways, parking lot or in the community.
 11. If smoking is permitted in the Community, smoking is only allowed in those apartments where all roommates have previously agreed to allow tobacco use. Smoking in the clubhouse or other recreational areas is not allowed. All cigarette butts must be disposed of properly.
 12. Parking is by permit decal and only in specified areas. You will be issued a parking decal upon move-in. Charges may apply for replacement of lost permits. Parking decals are nontransferable. Cars parked in unauthorized areas will be towed at the vehicle owner's expense. Permits must be visible and displayed in the designated area. All vehicles, including bicycles and motorcycles, must be kept in operating repair and must have current license plates if required by law. We may, at our discretion, remove any non-operating vehicles (including those with flat tires), and charge the expense to you. Parking decals expire July 31st of each year. It is the leaseholder's responsibility to acquire a new decal at the leasing office before the start date of the next lease term.
 13. Keys and key cards belong to us and must be returned to us by the end of the Lease Term. Charges of \$25.00 per key will be made for each key lost or not returned. Bedroom locks are changed at a cost of \$45.00 per lock. A fee will be assessed for lock-outs.
 14. You must comply with posted Rules and Regulations.
 15. A returned check charge of \$30.00 will be assessed for any check returned unpaid. All late fees will be assessed in the event of a returned check. You will have 72 hours from the date the check is returned to pay the balance owed or you will be turned over to the local District Attorney for prosecution. We will no longer be able to accept personal checks from you once a check has been returned and all further payments must be made in the form of a money order or cashier's check.
 16. No furniture/appliance is to be removed from public areas or from the Apartment.
 17. Trash containers are located at various places in the Community and are for household trash only. No furniture, boxes, or construction debris is permitted. These containers are provided for your convenience. However, do not place trash on the ground if the closest container is full. Take your trash to an empty container.
 18. No trash or garbage accumulation is allowed in or around the Apartment. Discarded trash, garbage, and household personal items(s) are not allowed in hallways, common areas, or anywhere in the Community. These items must be placed in the trash containers provided in the Community. It is your responsibility to properly dispose of these items. If we must remove any discarded items or personal property at any time, the total cost will be charged back to you. We may inspect the premises at any time and assess fines up to \$50 for each item that we must remove. Charges for trash found in common areas will be equally divided among residents.
 19. You will not remove any of our property, and you will not perform any repairs, painting, wall papering, electrical changes or other alterations (other than for small nail holes in sheet rock for hanging pictures) to the Apartment without our prior written consent.
 20. As a convenience, we may accept mail/UPS/FedEx Packages on your behalf, however, we will not be held responsible for accepting the package in the event of theft, damage, or other loss. You must show your valid picture ID to retrieve your package.
 21. Subject to our right to remove it at any time, we are providing a controlled access gate (the “Gate”) in an attempt to control access to the Community – it is not provided for your security. If we remove the Gate we will not be in violation of any warranty or promise. Any benefit that you may receive from the Gate is only incidental to the existence of the Gate. The Gate is not a guarantee of your personal safety or security, nor is it a guarantee against criminal activity. You agree that your actions won't impair the use or function of the Gate. The Gate is a mechanical device and can be rendered inoperative at any time. There will invariably be breakdowns or circumvention of anything mechanical or electronic in nature. You agree that our installation of the Gate is not a voluntary undertaking or agreement by us to provide security to you or your guests. We do not represent that the presence of the Gate increases your personal safety. We are not and will not become liable to you, your family or your guests for any injury, damage or loss which is caused as a result of any problem, defect, on behalf of yourself, your family or guests, you will not make demand upon or file suit against us and you hereby release us, or any of our agents, incidental to the installation, operation, repair, replacement or use of the Gate.

RESIDENT INITIALS _____

MANAGER INITIALS _____



PARENTAL OR SPONSOR GUARANTY

In consideration for, and as an inducement to us in making the foregoing Lease, and for other good and valuable consideration, the receipt and sufficiency of which you understand, Guarantor guarantees absolutely and unconditionally, jointly and severally, to us the full performance and observance of all the agreements and conditions and of any amended, revised or continued lease, to be performed and observed by you, including, but not limited to, the payment of Rent and other amounts payable by you to us, and expressly waives demand, notice of protest, and notice of any changes, renewals, modifications, or default by you. Guarantor waives each and every notice to which Guarantor might be entitled to under the Lease, or otherwise, including, without limitation, notice of any breach or default by you. This is a guaranty of payment and not of collection and Guarantor's liability is primary and not secondary. This Guaranty shall apply to the term granted by the Lease, any extension or renewal thereof and to any holdover term following the term granted by the Lease or any extension or renewal thereof. As used in this Guaranty, the term "You" shall also include (i) any party or parties named or defined as such in the Lease, (ii) any and all successors, assigns, and (iii) all other persons and entities claiming by, through or under you. When the term "Guarantor" includes more than one person, each such person shall be jointly and severally liable for all of the obligations of Guarantor under this Guaranty. Each such person waives any right to require us to enforce this Guaranty against any other person(s). The liability of each person under this Guaranty shall continue in full force and effect notwithstanding the death, incapacity, disability or bankruptcy of any other person(s) or the release or discharge (whether by agreement, operation of law, or otherwise) of any other person(s). Each person signing this Guaranty waives any rights that he or she might otherwise have under any law of **Mississippi** or corresponding future statute or rule of law by reason of any release of fewer than all persons that signed this Guaranty. If we institute any legal proceedings against Guarantor to enforce this Guaranty and prevail in such action, in whole or in part, the Guarantor shall be liable for the costs and expenses of such action incurred by us, including our reasonable attorneys' fees, in addition to any amounts awarded to us in such action. Guarantor consents to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within **Lafayette** County in the State of **Mississippi**.

The undersigned authorizes a credit and/or criminal screening report to be processed and verification of information provided below.

IN WITNESS WHEREOF, the undersigned has executed this Guaranty.

NOTICE: ALL FIELDS MUST BE FILLED OUT

GUARANTOR: _____
SIGNATURE OF GUARANTOR DATE

PRINTED NAME OF GUARANTOR

WHOM THIS GUARANTY IS FOR: _____
PRINTED NAME OF RESIDENT

YOUR RELATIONSHIP TO RESIDENT: (i.e. Mother, Father, Grandfather, And Grandmother): _____

BILLING ADDRESS CITY STATE ZIP CODE TELEPHONE

SOCIAL SECURITY NUMBER (required) CELL PHONE NUMBER

DATE OF BIRTH \$ MONTHLY GROSS TOTAL HOUSEHOLD INCOME (required)

EMAIL ADDRESS

STATE OF _____, COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that before me personally appeared, _____, whose name(s) is signed to the foregoing instrument, and who is/are known to me, to be satisfactorily proven to be the person(s) who executed the foregoing guaranty and acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, _____.

Notary Public
My commission expires:

[NOTARIAL SEAL]

OR

WITNESSED BY AUTHORIZED OWNER'S REPRESENTATIVE WITH COPY OF STATE OR FEDERAL PHOTO I.D.

AUTHORIZED REPRESENTATIVE SIGNATURE

NAME PRINTED