

RESIDENTIAL LEASE for ODurent

THIS LEASE made on _____, 2026, between **Polizos Properties LLC** (hereinafter called "Landlord") and the following Tenants: _____

_____ jointly and severally (hereinafter "Tenants"), have agreed:

PREMISES: _____, Norfolk, VA, 235____ **Notes** _____

TERM: Start Date: _____, 2026 End Date: _____, 2027

No fee shall be collected unless it is listed below or incorporated into this agreement by way of a separate addendum after execution.

PRORATE: 1st Month: \$ _____ Last month \$ _____ **Prorate is Due 5-days before Move-In**

(If Premises is undeliverable at no fault of Landlord, the same shall not be liable nor shall Lease terminate and rent will be prorated)

RENT: \$ _____ per month. **Due on 1st, Late on 4th!** **Late Fee:** 10% of Recur. Charges; **Collections Fee:** 10% of Recur. Charges

Tenants are **required to LOG-IN ONLINE** and pay **INDIVIDUALLY** by electronic check (no fee) OR credit card (additional fee)

If a payment is reversed, a \$50 charge is added. **ONLY BUILDIUM, SQUARE, or PAY NEAR ME electronic payments will be accepted.**

RENEWAL: Lease **DOES NOT** automatically renew! Deadline to request renewal and sign new lease: **February 6th, 2026**

SECURITY DEPOSIT:\$ _____ **UTILITIES** paid to landlord: Water \$ _____ Gas \$ _____ *Per Person Monthly*

FEES: Roomshare Fee: \$200 per Room/Month, Holdover Fee: \$200/Day, Move Out Cleaning Fee: \$150, Utility Non-Compliance Fee: \$60 per Occurrence, Door Code Change Fee: \$20 per Occurrence, Emergency Lockout Fee: \$40 per Occurrence, Non-Refundable Pet Fee: \$250 per Pet, Pet Deposit: \$250 per Pet (Max 2 Pets), Pet Rent: \$20 per Pet/Month, Unauthorized Pet Fee: \$100/Week, Court Filing Fee: \$65 per Person per Occurrence, WRIT FILING FEE: \$37 per Person (+ \$12 additional defendants) per Occurrence

Initials: _____

UTILITIES Paid Directly to Utility Company: Tenants are responsible for establishing and maintaining utility services for Power , Water and Gas in their own names **BEFORE the Lease Start Date**. Services must remain active **from the first day through the last day of the Lease Term**. Tenants must provide the Landlord with proof of utility service activation, including account numbers, before move-in. Tenants expressly acknowledge that **all required utilities must remain on at all times**. Failure to maintain active utility service will result in a **\$60 utility non-compliance fee per occurrence**, plus reimbursement for any amounts paid by the Landlord on behalf of the Tenants. Landlord is **not responsible** for any utility payments, service interruptions, or disputes between the Tenants and utility providers. **We HIGHLY recommend adding all roommates to utility accounts.**

NOTE: Tenants of The Mill, Lenox (2bed), 636, 639 (2bed), 772, 792, 824/826 51st, 835/841/847 46th, 846-47, 855, 865, 1017, 1055, 1305 Mel., 1311(2bed), 1315, 1336 #3, 1420, 4719 Colley, 9511, - **\$40 Water Tenant/Month to Landlord**

NOTE: Delaware (1bed), Titus, Lenox (1bed), 639 (3bed), 805 27th, 1055 #6, 1311(1bed), 4707 Killam, 4805-4809 and 4811 Killam, 4617 Colley, 3910, 9620-pay **\$50/Month water fee to Landlord**

NOTE: 792, 636 - pay **\$30. Gas/Tenant/Month**; 792 pays **\$40 Electric /Tenant/Month**

FAILURE TO PAY: If Tenant fails to pay Rent by the 1st of the month, the above late fee and collection fee will be added to their account. A notice will be sent stating Tenant has five (5) days to pay the entire balance or Landlord may terminate Lease and file an unlawful detainer with the court. **Tenants will be charged all additional court fees incurred.** Landlord reserves the right to solely evict the Tenant who fails to pay their portion of the Rent + fees/costs. If Landlord chooses to **evict/terminate a Tenant** OR is required to **release due to military orders**, then the Lease shall continue with all other Tenants, and **remaining Tenants shall be responsible** to pay the **Total Rent** per month, until a replacement tenant signs this Lease. **Tenants must pay with certified funds and online payment access will be restricted.**

SECURITY DEPOSIT: Tenants **shall pay the Security Deposit at signing**, and the Security Deposit shall be treated as security for Tenants' covenant to faithfully perform all terms of this lease. After Start Date, if Tenants fail to perform the foregoing obligations, the Landlord may terminate Lease and Tenants shall surrender the Security Deposit. Landlord shall apply the Security Deposit towards the balance, and Tenants shall be liable for any remainder. **NOTE:** Tenants may **NOT apply the deposit** to any of the rent, charges, or balances.

NOTE: Within **45 days** of Lease Term expiration, the Security Deposit, less any damages or fees, shall be mailed to Tenants, along with a current statement. Tenants are **required to** email the office a forwarding address.

MOVE IN: Tenants can access premises **after 4pm** on Start Date, **ONLY IF ALL prorated rent and security deposit is paid and utilities are turned on**. For leases commencing on or after the 20th day of any given month, Tenant shall be required to pay both (i) the prorated rent for the remaining days of the current month and (ii) the full rent for the subsequent month. Tenants shall turn in a "Move-In Inspection Form" within 5 days of Start Date or deem the Premises in good condition.

UNLAWFUL USE/DISTURBANCES: Tenants shall not use the premises for any **disorderly or unlawful purpose** or in any manner to interfere with all Tenants and neighboring resident(s) quiet enjoyment of their residence, or cause Police or other authorities to visit for improper conduct, illegal activity, excessive guests, noise, or failure to maintain Premises in a clean and sanitary condition.

NOTE: The Premises shall comply with all laws and ordinances (ex. no business use) and **shall be occupied only by the Tenants on this Lease**. **No guest may stay longer than 10 days during the entire Term of this Lease.**

REPAIRS: Tenants shall submit notice, within 3-days of discovery, through their online account for repairs, damages or hazards and also “Call In” all **emergencies (675-7200)**. Failure to do so will result in Tenants being held responsible for further damage sustained to the Premises or persons. This gives Maintenance **permission to enter Premises, even if tenants are not home**.

1. Tenants or their agents shall not attempt any repairs, nor remodel, structurally change premises, or remove appliances/fixtures. 2. Landlord shall in no way be liable for any damages arising from Tenant’s operation or use of appliances/fixtures on premises. 3. Landlord shall charge, and Tenant shall pay, any damages caused by negligence or misuse by Tenant or guests.

Moisture, Mold, or Mildew: Tenants shall use reasonable efforts to maintain Premises to prevent excess moisture and mold growth, including, but not limited to, keeping temperatures at normal levels and using bathroom exhaust fans. Tenant’s failure to use reasonable efforts or failure to promptly notify Landlord within 5-days of discovery shall result in Tenants releasing Landlord and Landlord’s agents from all claims or liability for any and all loss, damage, suits, costs, or injury to Tenants, their guests, visitors, and agents of Tenants.

PETS: Pets are permitted **ONLY** with the Landlord’s approval, this includes pet sitting for any amount of time. A pet application must be completed prior to the pet being on the Premises, as well as other additional requirements. Tenants will be liable for cleaning/exterminating costs and a \$100 fine for each week of an unauthorized pet. There is a maximum of 2 pets per property. **NOTE: NO PETS ALLOWED AT THE MILL.**

RIGHT OF ACCESS: Upon 24-hr notice by email to Tenants, Landlord and its agents may enter the Premises to inspect, repair, or show the Premises to prospective tenants.

NOTE: For **work requests without appointment** or an **emergency** or if notice is impractical, Landlord may enter **without notice**.

NOTE: Tenants shall give **notice to Landlord of any lengthy absence** so the Landlord may protect property.

NOTE: If Tenants refuse access, Tenants are violating state law and Landlords may obtain injunctive relief to access premises and evict Tenants.

SMOKE ALARMS/Carbon monoxide: Tenants acknowledge that one or more **smoke alarms** have been installed per floor and successfully tested in all Premises. In units with gas service, a **Carbon Monoxide detector** has also been installed and tested. **VA LAW:** It is the **Tenant's responsibility to test monthly and replace batteries and report malfunctions immediately** to Landlord. **Do NOT tamper with** Smoke alarms/batteries or **pay \$50 fine**.

Note: **Virginia Natural Gas** has **added a rotten egg smell to natural gas** for your protection and if you suspect a leak call 866-229-3578.

Note: Landlord has also installed **Stove Top Fire Stops** under the range hood on select properties, to reduce the spread of a stove fire.

FIRE/CASUALTY: Tenants shall **NOT permit any act or omission which will increase the fire hazard** on or around the Premises. If the Premise is damaged by fire, enemy action, or other casualty, Landlord shall have the option to repair the damage within 14 days and Tenants may NOT terminate the Lease. If the Premise is damaged substantially and Landlord is not able to repair within 14 days, Tenants or Landlord may terminate in writing with 14-day notice.

NOTE: If damage was caused by a deliberate or **negligent act of Tenants** or any guests, visitors, invitees or agents of Tenants, Tenants shall **NOT** have the option to terminate, and Tenants shall be liable for all damages including lost rent.

PROPERTY LOSS: All personal property placed in or about Premises **shall be the sole risk of Tenants** or the parties owning the same. Landlord **shall not** be liable for any loss/damage resulting from fire, theft, leaks or other casualty unless the same is due to the negligence of the Landlord. **Renter’s Insurance is REQUIRED** or may opt for coverage under parent/guardian homeowners policy.

LIABILITY: Landlord shall NOT be liable for any injury or damage to persons or property from any cause including unknown latent defect or deterioration of Premises, unless damage is adjudicated to be a deliberate or negligent act on their part. Tenants shall indemnify and hold harmless Landlord from all liability, claims, damages, losses or legal fees, caused by the negligence or willful acts of Tenants and the guests, agents and visitors of Tenants, including the failure to report repair/damages within 5-days of discovery. Tenants shall be liable for any damage, injury or loss resulting from windows or doors left open/unlocked.

EARLY RELEASE FROM LEASE: An individual Tenant cannot prematurely terminate, sublet, or assign any part of this Lease without satisfying all required conditions:

- a. Provide Landlord with written notice of their intent to vacate the Premises. The Tenant's date of release from this Lease shall be 60-days from the next rental payment due date
- b. Tenant will be in good standing with no outstanding balance
- c. Pay an early release fee equal to one month's Rent due at the time the early release addendum is signed
- d. Pay monthly Rent up to the release date (Note: this must be paid, before signing a lease to a new property)

If a suitable replacement is not found and approved by the remaining tenants within the 60-day notice period, remaining Tenants will be responsible for the ENTIRE rent following the notice period until a replacement is found. In the event a replacement is found and approved prior to the release date, the vacating Tenant's Rent will be prorated. **Time is of the essence for vacating and remaining Tenants to work together to fill vacancies with a replacement tenant.** Replacement tenants must be fully approved by ODUrent, as well as SIGN a copy of this Lease and Pay their Security Deposit. Nothing in this section releases the remaining Tenants from this Lease nor shall this Lease terminate due to an individual Tenant being released under this section.

EARLY RELEASE PRIOR TO LEASE COMMENCEMENT: If Tenant cancels the Lease more than sixty (60) days before the Lease Start Date, the Security Deposit shall be refunded in full; **if cancellation occurs sixty (60) days or fewer before the Lease Start Date, the Security Deposit shall be forfeited in full as a termination fee,** with all notices required in writing and acknowledged by Landlord.

EARLY RELEASE BY MILITARY PERSONNEL: Tenants who qualify for early release under **subsection A of Sec. 55.1-1235 of the V.R.L.T.A** shall do so by serving on the Landlord written notice of release. The effective date of such release shall not be less than 30 days after the first date on which the next rental payment is due and payable after the date on which the written notice is given. The termination date shall be no more than 60 days prior to the date of departure necessary to comply with the official orders. Prior to the termination date, the tenant shall furnish the landlord with a copy of the official notification of the orders or a signed letter, confirming the orders, from the tenant's commanding officer. Nothing in this section releases the remaining Tenants from this Lease nor shall this Lease terminate due to an individual Tenant being released under this section.

Initials: _____

MOVE OUT PROCEDURES:

- a. **ALL Utilities** shall stay on **through the LAST DAY** of the Lease for inspection and to avoid damage!
- b. (1 to 4 units only) **Schedule FREE bulk pickup w/city (441-5813)** by noon Wednesday of MOVE OUT week for furniture/large items to be removed from curbside Thursday and avoid disposal costs. **Landlord may dispose of abandoned property after lease ends.**
- c. Premises shall be left undamaged and in its original condition, normal wear and tear excepted.
- d. Tenants shall remove trash/belongings and perform a light cleaning including bathrooms, kitchen cabinets, stove, refrigerator, mop floors, clean yard, vacuum carpet, removing items from walls and replacing all non-working light bulbs.
- e. Landlord will hire professionals to perform a full and final cleaning and Tenants **shall pay Landlord a fee of \$150 per bedroom for carpet/floor cleaning and general cleaning** and may elect to deduct fees from the Security Deposit. Landlord inspects Premises the morning after Lease terminates. If you want to be present, **email the office Friday before Move-Out.**
- f. If Tenants fail to vacate Premises when required, Landlord may bring an action for possession and assess fees at \$150/day.
- g. Common Area damages will be **SPLIT EVENLY**, unless **ALL Tenants provide written notice BEFORE Move-Out.**

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DEFAULT, TERMINATION AND ENFORCEMENT: If the Tenants default on any provisions of this agreement and fail to remedy the default or comply with any applicable laws or regulations, the Landlord is entitled to take any enforcement action available, including but not limited to using employer verification services or pursuing legal and equitable remedies. This may include re-entry and possession of the Premises, either peaceably or by force, termination of this Lease, and removal of any property without liability for damages or the obligation to store such property. Tenants will be responsible for additional expenses incurred by the Landlord, including attorney's fees.

LEAD BASED PAINT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

- a. The Landlord has no knowledge of lead-based paint and/or lead based hazards in housing.
- b. The Landlord has no reports or records pertaining to lead-based paint and/or lead based hazards in housing.

Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Initials: _____

SEVERABILITY/WAIVER: If any provision is found unenforceable by a court, the remainder of this Lease shall remain in full force. Landlord's failure to insist on strict performance of any provisions or to exercise any remedies shall not be construed as a waiver for the future performance of the covenant or a waiver of Landlord's right to insist Tenant's cure of such breach.

ENTIRE AGREEMENT: This Lease and any counterparts or addendum constitute the entire agreement including the RULES and Regulations and shall only be amended in writing between Landlord and Tenants. **Oral statements are not binding.** This Lease shall be subject to the Virginia Residential Landlord Tenant Act (VRLTA)

NOTICES to Tenants shall be deemed given when written and posted on the front door of the Premises or when sent via US Mail and addressed to Tenants or **electronically mailed to Tenants using the electronic mail address provided by Tenants on their application.**

NOTICES to Landlord shall be deemed given when written and deposited in the US Mail via certified mail, hand delivered to Landlord, emailed to Landlord or faxed to Landlord with proof of transmission, using the information provided by Landlord.

Polizos Properties LLC, as Landlord under this Lease, rents the Premises to Tenants by virtue of a management agreement with the title owner ("Owner") of the Premises.

This is a legally binding contract and is enforceable against any parties who sign below as Tenants.

If any of the provisions or terms are unclear, seek legal advice before signing.

I acknowledge that I am OPTing-IN to ODUrent text/call/email/emergency contact services.



Polizos Properties LLC (dba ODUrent.com)

TENANTS:

X _____ X _____
Tenant Date Tenant Date

X _____ X _____
Tenant Date Tenant Date

X _____ X _____
Tenant Date Tenant Date

RULES AND REGULATIONS:

1. **Locks:** Tenants shall **NOT** add or change locks on any exterior doors. You may change your bedroom lock for privacy.
2. **Keys:** Entry Doors have **automatic door locks!** **Sharing your door code is a violation of your lease.** Door Code Change Fee \$20
If you change your bedroom door lock, you **MUST provide a copy of the key to Landlord.**
Lock Out Policy: 8AM-5PM, M-F Free; after hours \$40. No bedroom doors after 11 PM.
3. **Signs:** Tenants shall not display or attach any type of signs or markings on the Premises exterior or windows.
4. **Satellite/aerials:** shall not be mounted on the roof or exterior. Ask service provider to use a pole.
5. **Cable:** You may have a cable provider add additional wiring and drill into walls by showing them this document.
6. **Walls/Ceilings:** No screws or stickers on walls, except picture hooks, push pins or shade brackets
Do NOT hang anything from duct work, sprinklers, pipes, fans or other fixtures on ceilings.
7. **Parking:** **Do NOT park on lawns or block sidewalks.** Non-operative vehicles are not permitted. Decal controlled properties: **The Delaware, Lenox, The Mill, 855, 805 27th, 809-813 Harrington, 1007, 1015, 1017, 1055, Titus, 1336 Melrose, 2800, 2810, 3910 Bowdens, 4707/4805-4811 Killam, 4617, 4719, 5004 Colley, 9511 First View, 9620 Mason Creek.** **Cars without decals** will be towed at the vehicle owner's expense.
8. **Patios/decks:** Must be kept clean. Use outdoor furniture only. Entrances, halls, sidewalks and driveways shall be kept free from obstruction. Tenants will be charged removal fees.
9. **Grills** must be kept 10 ft from Premises. Tenants **may NOT** heat Premises by other means or use fireplace. **NO gas grills!**
10. **Dangerous Materials:** Hazardous, Combustible or flammable goods or materials **shall NOT be stored on the Premises.**
11. **Yards:** Landlord will maintain the lawn, but tenants shall keep premises and **yards free of debris and trash.**
12. **Trash:** Cans **MUST be pulled back on trash day** and hidden on the side of house or under staircases.
There is a \$50 minimum charge if Landlord cleans up any trash 48 hours after a written notice is sent to Tenants.
13. **INSECTS/PESTS:** Tenants shall **remove trash routinely AND keep Premises clean and sanitary** and free from insects/pests. If Tenants fail to maintain a pest free environment, Tenants are responsible for charges incurred to remove pests.
14. **Guests:** Tenants shall be liable for the conduct of guests and any persons permitted by Tenants on Premises
15. **Noise:** Tenants shall keep any noise at levels that does not disturb neighbors especially after 10PM per city code.
16. **Drugs:** Use, possession, or distribution of illegal drugs, including suspicion of such action, is cause for default of Lease.
17. **AC/heating filters** should be changed every 2 months. Keep thermostat between 65 and 75 degree Fahrenheit.
18. **Dryer filter:** Empty lint filter (in dryer door or on top) after each load to insure faster drying and to avoid a FIRE hazard.
NOTE: Units with water bucket, Tenants **MUST** empty lint and refill water monthly.
19. **Plumbing:** Commodes and sinks shall not be used for purposes other than designated and no improper articles shall be thrown therein including harmful drain cleaners. Tenants shall acquire plungers to handle routine clogs.
20. **Water leaks:** Tighten clockwise the valve beneath toilets/sinks. Use towels to absorb water until maintenance arrives.
21. **Cold Weather:** Keep sufficient heat on and drip faucets when temperatures dip <32°F to prevent pipes from freezing
22. **Emergency Repairs:** Do **NOT** call maintenance after hours, **UNLESS** it is a **true emergency repair** such as property damaging water leaks, loss of heat/ac in severe weather, frozen pipes, sewer backups, no refrigeration, any fire, broken locks/windows that compromise security, any incident involving emergency vehicles.
23. **Circuit breaker box** can be RESET if lights go out in a room due to overload, find labeled switch for that room that tripped and move into "off" position and then back to "on". If it continues to trip, contact maintenance.
24. **Fire Stop** Cans of fire suppressing powder have been installed under your range hood to reduce any cooking related fire hazards. In case of extreme heat, they deploy a powder. **Do NOT tamper** with them or you will be charged \$100 fine.
25. **Snow/Ice:** Tenants in Houses/Duplexes are responsible for own snow/ice removal. Properties with 4+ units are exempt.
26. **Changes or additions** to rules & regulations can be made as Landlord shall in its judgment, determine to be necessary for the care & cleanliness of the Premises, the preservation of good order or the benefit of Tenants.
27. **Flooring:** **Tenants are responsible** for the care and maintenance of flooring within the premises, including hardwood floors, and Tenants will be charged for any damage sustained to the flooring during the Term of the Lease.
28. **No Weapons or Firearms:** Tenant shall not possess or bring onto the Premises any weapons or firearms. If Landlord has suspicion, then Landlord may search Premises. Any weapons or firearms reported or found shall result in immediate eviction.
29. **ESA Animals:** Please see the ESA section of our website under Current Residents. Proper documents are required **PRIOR** to the animal residing at the premises. **Note: Letter cannot come from online sources that provide ESA documentations for a fee.**



Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2025

This is a summary of tenants' rights and responsibilities under the Virginia Residential Landlord and Tenant Act. This summary does not modify your lease or Virginia law. A lease cannot give up a tenants' rights under the law. The information below is not intended as legal advice. All parties to a rental agreement are encouraged to consult the Department of Housing and Community Development's [website](#) for more information related to landlord and tenant resources. Tenants with questions are encouraged to contact their local legal aid program at (866) 534-5243 or valegalaid.org/find-legal-help.

Tenant Rights

Applications:

Tenants may be charged a nonrefundable application fee of no more than \$50 (not including third party costs for a background check) and a refundable application deposit. If the tenant does not rent the unit, the application deposit must be returned, minus any actual costs or damages. ([§55.1-1203](#))

Written lease:

Under the VRLTA, a landlord is required to provide a tenant a written lease. If a landlord fails to do so, the VRLTA still protects a tenant by establishing a statutory lease between landlord and tenant for 12 months not subject to automatic renewal. ([§55.1-1204](#))

Disclosure:

A landlord must reveal certain information to the tenant, including any visible evidence of mold ([§55.1-1215](#)), the name and address of the owner or property manager ([§55.1-1216](#)), notice of sale or foreclosure of the property ([§§55.1-1216, 1237](#)), and on the first page of the lease, a list of all charges including the security deposit, rent, and any additional charges. ([§55.1-1204.1](#))

Security Deposit:

A landlord may require a security deposit of up to two month's rent. Within five days of move in the tenant has a right to object to anything in the move-in report. The tenant also has a right to be present at a move-out inspection, which must be made within 72 hours of delivery of possession. ([§§55.1-1214, 1226](#))

Receipts:

Upon request, a tenant is entitled to a written receipt of rent paid by cash or money order. Upon request, a tenant is entitled to a written statement of all charges and payments over the past 12 months. ([§55.1-1204\(D\), \(J\)](#))

Payment Methods:

A landlord must accept at least one method of payment that does not include additional collection or processing fees. ([§55.1-1204\(J\)](#))

Privacy:

A landlord may not release information about a tenant without consent, except under certain conditions, which are generally when tenant information is already public. ([§55.1-1209](#))

Fit and Habitable Premises:

A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. ([§55.1-1220](#)) To request repairs, the tenant must give the landlord written notice of the need for repairs, and give the landlord a reasonable amount of time to make the repairs. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. The tenant must be current on rent in order to file a Tenant's Assertion. Courts may require this to be filed no later than five days after rent is due. There is no rent withholding in Virginia except under repair and deduct (below). ([§55.1-1244](#))

Repair and Deduct:

If an issue on the premises affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 days after written notice from the tenant, the tenant may contract to have the repair done by a licensed contractor at a cost of not more than \$1,500, or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the landlord an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. If a local government or nonprofit does repairs on behalf of the tenant, the tenant is still entitled to reimbursement by the landlord or to make a deduction from the rent. A tenant may not repair at the landlord's expense if the problem was caused by the tenant or their guest, OR if the tenant denied the landlord access to the unit, OR if the landlord already fixed the problem before the tenant hired a contractor. ([§55.1-1244.1](#))

Uninhabitable Dwelling Unit at Move In:

If, at the beginning of the tenancy, there exists a fire hazard or a serious threat to the life, health or safety of the tenant (such as an infestation of rodents or a lack of heat, hot or cold running water, electricity, or adequate sewage disposal facilities), the tenant may terminate the rental agreement and receive a full refund of all deposits and rent paid to the landlord. To terminate the agreement and request a refund, the tenant must provide a written notice of termination no later than seven days after the tenancy started. If, upon receipt of notice, the landlord agrees such hazardous condition exists, the landlord must refund all deposits and rent paid within 15 business days of being notified or of the tenant vacating the unit,

whichever occurs later. ([§55.1-1234.1](#))

The landlord may, in a written notice provided to the tenant, state that the termination is unjustified and refuse to accept the tenant's termination of the lease. A tenant who has vacated the unit (or never moved in initially) may then challenge the landlord's refusal in court. The prevailing party shall be entitled to recover reasonable attorney fees. ([§55.1-1234.1](#))

Notification of Rent Increase/Nonrenewal:

If a lease contains an option to renew or an automatic renewal provision, a tenant must be notified in writing of a rent increase or nonrenewal at least 60 days before the end of the lease term. This only applies when a landlord owns more than four rental units or more than 10% percent interest in more than four rental units in the Commonwealth. ([§55.1-1204\(K\)](#))

Eviction:

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. ([§§55.1-1245, 1252](#)). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days. ([§44-209](#))

Unlawful Exclusion, Interruption of Essential Services, and Unlivable Premises:

A Landlord may not unlawfully exclude a tenant from the premises, interrupt an essential service, or make the unit unlivable. If this happens, the tenant may sue the landlord in General District Court and get an initial court hearing within five calendar days. At this hearing, a court may order the landlord to give the property back to the tenant, resume the essential service, or fix the conditions that make the unit unlivable. The court may also hold a second hearing within 10 days of the first hearing and may find that the tenant is entitled to actual damages, statutory damages, and reasonable attorney's fees. ([§55.1-1243.1](#)) If a tenant is excluded from the unit because the unit was condemned, the tenant may sue the landlord for actual damages. The landlord must return any prepaid rent, security deposit, and rent paid after the unit was condemned. ([§55.1-1243.2](#))

Domestic Violence— Right to Change Locks:

If a tenant has obtained an order from a court under [§16.1-279.1](#) (for family abuse) or [§20-103](#) (for apprehension of physical harm by a family or household member) that excludes someone else from the premises, the tenant may provide the landlord with a copy of that court order and request that the landlord either install a new lock or other security devices on the exterior doors of the unit or permit the tenant to do so.

Last Updated July 1, 2025

In the event the tenant changes the locks, the tenant shall provide a duplicate copy of all keys and instructions for the operation of all devices to the landlord. The new lock/security device must not cause permanent damage to the dwelling unit, and the tenant shall be responsible for the cost of installing the lock/security device, reasonable costs incurred to remove the device(s), and all damage upon termination of the lease. ([§55.1-1230](#))

Domestic Violence—Right to Terminate the Lease:

A tenant who is a victim of family abuse as defined by [§16.1-228](#), sexual abuse as defined by [§18.2-67.10](#), other criminal sexual assault, stalking in violation of [§18.2-60.3](#), or trafficking in violation of [Article 3 of Chapter 8 of Title 18.2](#) may terminate their lease if:

1. The tenant has obtained a preliminary protective order under [§16.1-253.1](#) (for family abuse), OR an order of protection under [§16.1-279.1](#) (for family abuse), OR a permanent protective order under [§19.2-152.10](#) (general protective order) against the perpetrator, OR the perpetrator has been convicted of any of the above crimes against the tenant, AND
2. The tenant provides the landlord with a written notice of termination that includes copy of the order of protection OR the conviction order, warrant, summons, information, or indictment.

The lease shall be terminated 28 days after the tenant provides the landlord with the written notice. The rent must be paid at the normal time through the effective date of the termination. ([§55.1-1236](#))

Redemption (Pay & Stay):

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to 48 hours before the Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, a tenant may use these rights at any time. If the landlord has 4 or fewer rentals, the landlord may limit the tenant's use of these rights to once during the lease period if the landlord first sends a written notice of this limitation. ([§55.1-1250](#))

Fair Housing:

The tenant may have a right to file a fair housing complaint if the landlord or property manager violates the Virginia Fair Housing Act. ([§36-96.1 et seq](#), [HUD FHEO-2020-1](#))

Tenant Responsibilities

Rent:

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. ([§55.1-1204](#))

Late Fees:

If rent is not paid on time, the tenant must pay a late fee only if the lease requires one. A late fee can be no more than 10% of the monthly rent or 10% of the unpaid balance owed by the tenant, whichever is less. ([§55.1-1204\(E\)](#))

Insurance:

A tenant may be required to have and pay for renters insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. ([§§55.1-1206, 1208](#))

Access:

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlords request is unreasonable. Unless impractical due to an emergency, the landlord must give 72-hours' notice of maintenance and must perform the maintenance within 14 days. If the tenant requests maintenance, notice is not required. ([§55.1-1229](#))

Maintain Fit and Habitable Premises:

The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of visible mold and use reasonable efforts to prevent moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. ([§55.1-1227](#))



Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities

In accordance with [§55.1-1204](#) of the Code of Virginia, the Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website (www.dhcd.virginia.gov/landlord-tenant-resources) pursuant to [§36-139](#) Code of Virginia. The Statement of Tenant Rights & Responsibilities is current as of the date below.

The statement of the tenants' rights and responsibilities was provided to the tenant on:

For property address:

The tenant:

Signed this acknowledgment of receipt of the statement of tenants' rights and responsibilities

Did not sign this acknowledgement of receipt of the statement of tenant's rights and responsibilities

_____ Landlord Signature	_____ Printed Name	_____ Date
_____ Landlord Agent (if applicable)	_____ Printed Name	_____ Date
_____ Tenant Signature	_____ Printed Name	_____ Date
_____ Tenant Signature	_____ Printed Name	_____ Date
_____ Tenant Signature	_____ Printed Name	_____ Date
_____ Tenant Signature	_____ Printed Name	_____ Date

ODUrent Parking Policy

If your property is not listed below under Decal Controlled, please follow the NON- DECAL Controlled Properties Rules

NON-DECAL Controlled Properties:

- If the property is not listed below, you DO NOT have decal-controlled or assigned parking.
- Coordinate with your roommates and neighbors to share driveways and parking spaces.
- DO NOT park on grass/yard or block sidewalks. Norfolk City will fine you AND you will receive a violation + a daily fine from us until the vehicle is removed!
- Street parking is available through Norfolk City. You must purchase a permit with them.
- Duplexes with a 2 story staircase, Unit A parks on the right, Unit B on the left
- Unique parking: 782 49th- A on right, B on left, 1334 42nd- parks behind the house, 1336A - on left, 1336B 42nd- parks behind house and has 1 spot in front, 1322 42nd and 1326 42nd- has no parking except for on street

DECAL Controlled but NOT ASSIGNED Properties:

- 855/1017/1007/3910/4707/809-813 Harrington/200 Delaware/1055-48th/400 Warwick/423 E Ocean Ave/ 401 E Ocean Ave /2800 & 2810 Colonial
 - If a car does not have a decal, Take a photo of the car and plates & email to info@ODUrent.com

DECAL Controlled and ASSIGNED Parking Properties:

- 808 44th (**The Mill**) – Units #100-#106 have 1 assigned space. All others 2.
- 805 E 27th St. Units have 1 assigned spot
- 1301 & 1307 W. Little Creek (**The Titus**) – Each unit receives 1 labeled assigned space.
- 639 26th St A & B - Each unit receives 1 labeled assigned space.
- 4617 Colley Ave. (**NOCO Flats**) - Each unit receives 1 labeled assigned space.
- 4719 Colley Ave. (**NOCO Suites**) Each unit receives 1 labeled assigned space.
- 4805-4811- Each unit receives 1 labeled assigned space. Your space is the last digit of your address and your unit number. Example: 4805 Killam #1's space is 5-1
- 1015 W. 50th - Each unit will have two assigned parking spots. The 2 spots are back-to-back, so you need to coordinate with roommates.
 - If a car "has a Decal" and is parked in the incorrect spot - Take a photo of the car and license plate in the incorrect spot and email the OFFICE at info@ODUrent.com.

REGULATIONS FOR ALL DECAL CONTROLLED PROPERTIES:

- Bring your registration and ID to our office to receive a decal! 1st Decal is free!
- You **MUST** display a decal on your vehicle and park in your assigned spot, OR you will be TOWED!
- Decals must be **ALWAYS** visible on a front or back window!
- Residents may call our office to have cars towed. If after hours, call the emergency line. **REQUIRED** to show proof of car (w/ visible license plate) without a decal or parked in the incorrect spot! Enter a work order to track.
- **The office will tow vehicle at owner's expense. No exceptions!**
- **\$100.00** fee for any replacement decals

RESIDENTIAL LEASE BY LAWS by ODUrent.com

For Tenants of THE Mill Apartments
808 W 44th St, Norfolk, VA 23508

These bylaws are in place for your safety and enjoyment of the premises. Please make sure to adhere to them to avoid fines or eviction.

- We have **24hr video surveillance** and hired a courtesy patrol for routine security detail.
- The **patrol officers** are on the property to be vigilant in our absence. Please do not be rude or disrespectful to them. Please be aware that the patrolman does report back to the office of any findings and issues that arise over the weekend. Violations will be sent accordingly.
- **Excessive noise** is not allowed especially in common areas or the court yard after 10PM. If police are called, you will be evicted.
- If a **party** has to be shut down due to excessive noise, over occupancy (over 30), etc a violation will be issued. Second offenses will result in eviction.
- Loitering in the **front lobby** is prohibited. Residents are responsible for his/her guest at all times.
- **Propping doors open** poses a safety concern and is a violation. 2nd warning results in eviction.
- **Smoking** in the interior common areas is prohibited and can set off the fire alarm and setting off the fire alarm will result in eviction.
- **Pulling a false fire alarm** results in eviction and a \$150 fine. Applies to tenants or their guests.
- The use and or **selling of drugs** is PROHIBITED at ODUrent. Should we suspect any foul play we will ask the authorities to get involved. Should we find any lease holder to be in violation of the lease will be terminated without warning. (Allow this to serve as a warning)
- **Trash drop off** is at rear of the building and at a larger dumpster on the side.
- Trash is to be disposed of in the trash bins, not on the floor or in the hallways. If ODUrent cleans up your trash or bodily fluids, you will be fined. We will pull the cameras and charge you!
- Accessing or walking on the roof results in immediate eviction. Applies to tenants or their guests.
- Do not hang anything on air conditioning ductwork, sprinklers or plumbing that run along the ceilings.

Polizos Properties LLC (ODUrent.com)

To continue to serve our tenants better, we have installed alarm systems in some of our rental properties.
We encourage their use when no one is home and during holiday breaks.

Addresses

0812 -43 #A, 0812 -43 #B, 0814 -46 #A, 0814 -46 #B, 0816 -41 #A, 0816 -41 #B, 0819 -43 A, 0819 -43 B, 0856 -41 #A, 0856 -41 #B, 0867 -43, 0871 -41 #A, 0871 -41 #B, 1007 -38 #1-6, 1222 -40 #A, 1222 -40 #B, 1229 -40 #A, 1229 -40 #B, 1230 -40, 1237 -40, 1253 -40 #A, 1253 -40 #B, 1257 -40, 1280 -41 #A, 1280 -41 #B, 1284 -41 #A, 1284 -41 #B, 1308 -42 #A, 1308 -42 #B, 1312- 42, 1318 -42, 1324 -40 #A, 1324 -40 #B, 1328 -40 #A, 1328 -40 #B, 1333 -42, 1340 -42 #A, 1340 -42 #B, 1408 -41 #A, 1408 -41 #B, 1409 -41 #A, 1409 -41 #B, 1413 -42 #A, 1413 -42 #B, 1429 -42, 1440 -41 #A, 1440 -41 #B, 1440 -42 #A, 1440 -42 #B, 1443 -42, 1449 -42, 1510 -42 #A, 1510 -42 #B, 1524 -42 #A, 1524 -42 #B, 1550 -42 #A, 1550 -42 #B, 4032 Bluestone #A, 4032 Bluestone #B,

Easy Alarm System use:

1) To **EXIT** :

(some systems require doors to be closed and no movement for Green LED to show alarm is ready to set)

> **Press the “away” or “F2” button for 3 seconds to turn alarm ON.**

(LED indicator on keypad will turn **Red**. You now have 30 seconds to leave house.)

2) To **ENTER** :

> **Press your 4 digit code "XXXX" to turn alarm OFF.** (your code is the last 4 digits of your SSN)

LED indicator on keypad will turn **GREEN**. You have 30 seconds before alarm sounds.

NOTE: *The Protec* alarm is a **self contained system** with **motion detectors** and an **alarm siren** and **is not** monitored by a company or the police. (some also have door sensors)

If someone breaks in, the motion sensors will activate a loud siren within 30 seconds and the noise should alert neighbors and scare off intruders.

Note: Management will not be responsible for any loss as a result of security system failure. Residents are responsible for monthly testing of security system and reporting system problems.

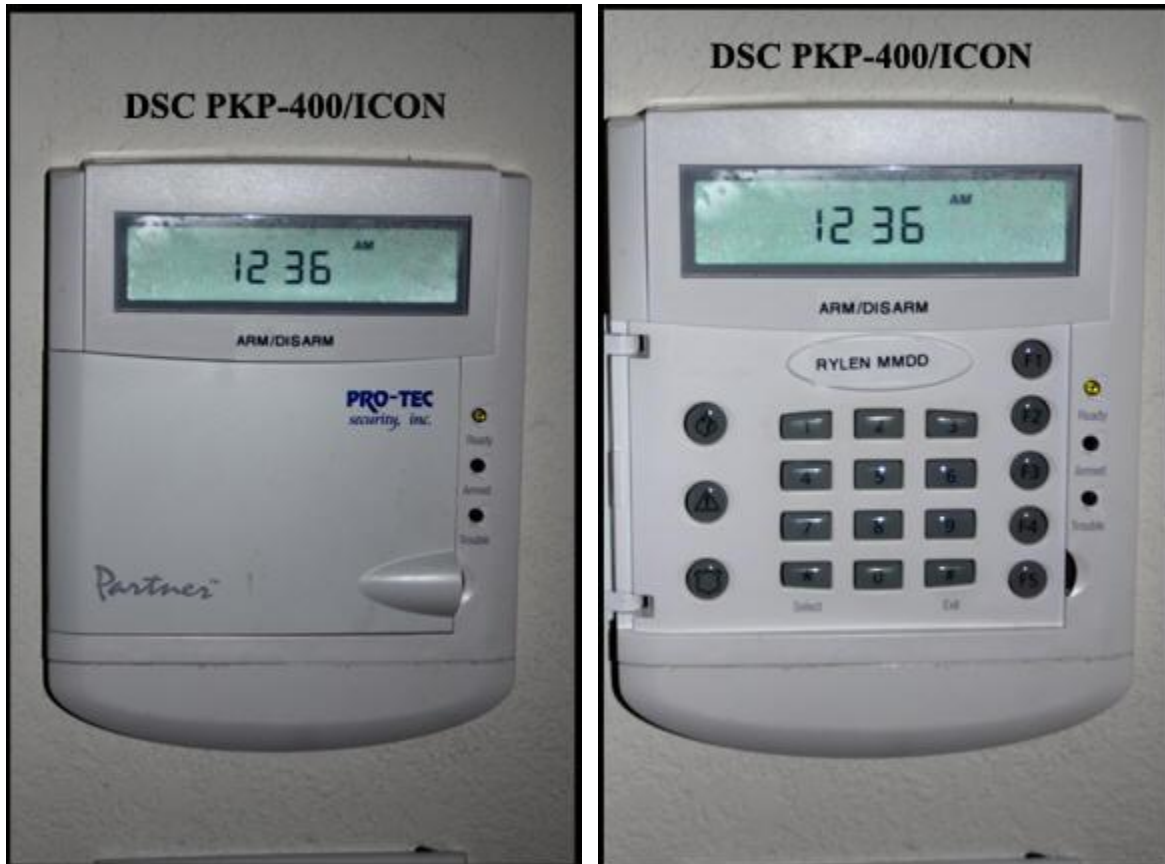
NOTE: **If you want a monitoring service**, you must have a **cellular box option** (or a land line) and **hire a security** company for monitoring.

Beacon Security Company **does both** (Kerry at 716-7730) and is the least expensive at \$39/month with **no up front fees** (since we already installed a system) and is **willing to end contracts at the end of your lease term**.

Note: Management is not responsible for any default of the security monitoring company. Management will not be responsible for any fees imposed by local fire or police as a result of false alarms.

Below is one version of our installed alarms:

Digital System Controls (DSC) - PKP400 or ICON Keypad



Partner PKP-400

Partner
SECURITY PRODUCTS

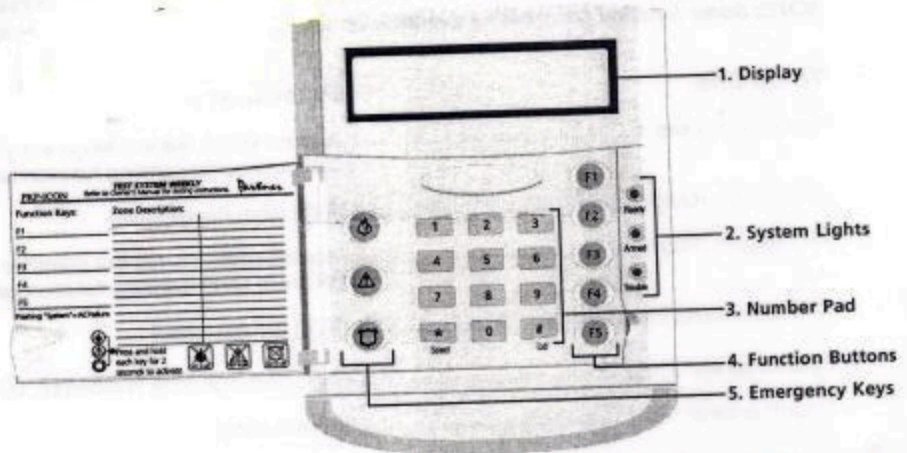
Using the PKP-ICON Keypad

WARNING: Please refer to the System Owner's Manual for information on limitations regarding product use and function and information on the limitations as to liability of the manufacturer.

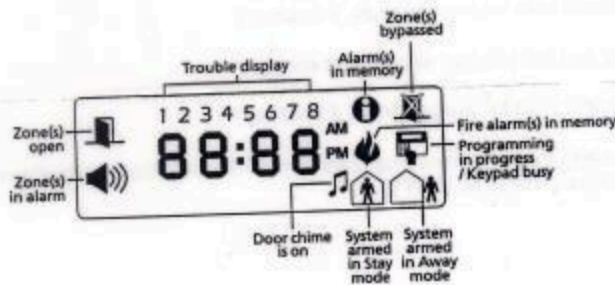
The PKP-ICON keypad shows the status of your security system using an LCD-style display, along with fixed words and numbers.

This instruction sheet describes the basic features of the keypad. For more detailed information on your security system and how to use it, please read your system's *Owner's Manual*.

Important Note: Test system weekly and have any system trouble conditions corrected by your alarm installer.



1. Display



2. System Lights:

Ready Light

If the Ready light is ON, the system is ready for arming. The system cannot be armed unless the Ready light is ON.

Armed Light

If the Armed light is ON, the system has been armed successfully.

Trouble Light

If the Trouble light is ON, press \odot \odot to view the troubles. The keypad will indicate the troubles using numbers 1-8 at the top of the keypad display. See "Identifying Trouble Conditions" in your system's *Owner's Manual*.

3. Number Pad:

Use the number pad to enter your code, and to access system functions. To exit a function and return to the Ready state, press \odot . To select a function press \odot .

5. Function Buttons:

If your installer has enabled them, you can use the function buttons to access the stay arm, away arm, door chime, sensor reset and quick exit features. (Your installer may program other functions for these buttons.) Press and hold the appropriate button for two seconds. Refer to your *Owner's Manual* for more information on these features.

4. Emergency Keys:

Press both \odot * keys for two seconds to send a FIRE message. Press both \triangle * Keys for two seconds to send an AUXILIARY message. Press both \blacksquare * Keys for two seconds to send a PANIC message.

*** IMPORTANT NOTE (All Keypads): The Fire, Auxiliary and Panic keys will NOT function unless programmed by the installer. If these keys are in service and the installer has enabled audible feedback, holding down the key for two seconds will cause the keypad sounder to beep indicating that the input has been accepted and sent.**

Using the PKP-ICON Keypad

The PKP-ICON works similarly to the other keypads described in your system's *Owner's Manual*. For more information on individual functions, see your system's *Owner's Manual*.

Viewing Open Zones

Before you can arm your system, all the zones must be closed. If some zones are currently open, the keypad will display "Open", and the Ready light will be off. To see the numbers of the open zones, press \odot . Before you try to arm your system, go to the open zones and close all doors and windows, and make sure no one is present in zones with motion detectors.

Partner PKP-400

Viewing Zones in Alarm

If there is an alarm on your system the keypad will display "Alarm" and will scroll the numbers of the zones affected.

System Functions - Quick Reference

The following chart lists the basic functions of your system and the keys to press for each function.

NOTE: Some functions may not be available on your system. Ask your installer for more information.

To do this:	Press this:
Arm system (Away):	[access code], leave through entry/exit door OR press corresponding function key (if enabled)
Arm system (Quick):	*⑧ (from Ready state)
Arm system (Stay):	[access code], do not exit premises OR press corresponding function key (if enabled)
Arm system (No Entry Delay):	*⑨ [access code]
Bypass zones:	*① [two-digit zone number(s)], ④ to exit
Disarm system:	[access code]
Exit premises when system armed:	*⑧ OR press corresponding function key (if enabled)
Reset smoke detectors:	*⑦② OR press corresponding function key (if enabled)
Program access codes:	refer to "Programming Access Codes" in <i>Owner's Manual</i>
Send Fire message:	Ⓜ🔥 (press and hold for two seconds, if enabled)
Send Auxillary message:	Ⓜ⚠️ (press and hold for two seconds, if enabled)
Send Panic message:	Ⓜ🚒 (press and hold for two seconds, if enabled)
Set system time and date:	*⑥ [master code]①, enter current time (24hr format: 00:00-23:59) and date (month/ day/year) as 10 digits: [hh:mm MMDDYY]
Silence fire alarm:	*④
Silence intrusion alarm:	[access code]
Turn auto-arm on/off:	*⑥ [master code] ②
Turn door chime on/off:	*④ to toggle on or off OR press corresponding function key (if enabled)
Turn on bypassed zones (if Stay armed):	*①
View alarm memory:	*③
View troubles:	*② (Troubles indicated by numbers 1-8 on top of keypad display. See "Viewing Trouble Conditions" in <i>Owner's Manual</i> for list of trouble definitions)

Partner
SECURITY PRODUCTS™

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Toronto, Canada
©2000 Digital Security Controls Ltd.
www.partnerproducts.com
Printed in Canada 29005757 R001

Welcome Home! Office: 757-675-6500

Maintenance Emergencies only: 757-675-7200

LOG IN at ODUrent.com to request REPAIRS or PAY Rent with Check/Credit Card

Move-in Checklist

- Move-IN Inspection form is due 5 days after move in
- Remember your Keypad Codes – Automatic Locks! DO NOT SHARE DOOR CODES.**
- Don't park in grass or block driveways to avoid tickets

- **Recycling** is every other week.
- **Free Bulk pickup** (for properties serviced by the City): Call 757-441-5813 by Wed 3 pm for Thurs pickup. City fines if left out more than 2 days! If GFL services your property, you will be responsible for bulk pick up (Contact our office for our 3rd party vendors contact info)
- **Street Sweeping** is 2nd Tues (2nd Wed for the 800 and 1000 blocks)

SECURITY

- **POLICE** 911, non-emergency 757-441-5610
- ODU police 757-683-4000 and 1-888-LOCKU-UP(888-562-5887)
- **Beacon** alarm system 757-716-7730
- Don't invite trouble, keep windows locked, don't leave items in the CAR!

UTILITIES

- Norfolk **Water** 757-664-6700
- **Dominion VA Power** 757-857-2112
- **VA Natural Gas** 866-229-3578
- **Cox Cable** 757-222-1111 or **Verizon** 800-225-5499 for TV/Internet or **Metronet** 877-407-3224
- **Post Office** 800-275-8777 to change the mailing address

TRASH - Keep Yard Clean!

- **Trash day** is Thurs AM, Pull back by PM to avoid city fines.

MAINTENANCE

Submit online at ODUrent.com!

- **Emergency Repairs** call 757-675-7200
- AC filter, change every 3-months, to avoid damage/high bills
- **Smoke alarms**: VA Law: check monthly and report issues!
- **Fire Safety**: Don't leave the stove **unattended!** Use timers.
- **Leaks**, shut off under sink/toilet or at water heater valve
- **Locked Out**: 8AM-5PM M-F Free, after hours/weekends: \$40

PARKING & Transportation

- **Don't park on grass or block sidewalks!**
- **For Students:**
- Parking decals for ODU garages see ODU Parking Services, 757-683-4004
- ODU **Shuttle Route**, go to www.ODUtransit.com
- ODU **Escort Service** & **Free Safe Ride** till 2:30AM, 757-683-4358
- **City shuttles** go everywhere! At Hrtransit.com

Move-In/Move-Out Checklist for Polizos Properties LLC

Address _____ Date _____ Resident has 5 days after taking possession to turn in this checklist as proof that there are no further defects other than noted below and tenant agrees to pay for any damages other than normal wear. You must **note your bedroom** location in comments (Ex: 2nd floor- back room)

	MOVE IN			MOVE OUT	
	good	fair	OTHER - Comments	COND.	CHARGE
Front Door, Lock, Mailbox					
Exterior, Decks , Yard					
HEAT & AIR COND					
SMOKE detectors work					
Kitchen – walls, floor					
Refrigerator , stove					
Cabinets, counters					
LAUNDRY					
LIVING ROOM – walls, carpet					
Windows, blinds, doors, lights					
BEDROOM 1 – name _____					
Walls, carpet, door/wind, lights,blinds					
BEDROOM 2 – name _____					
Walls, carpet, door/wind, lights,blinds					
BEDROOM 3 – name _____					
Walls, carpet, door/wind, lights,blinds					
BEDROOM 4 – name _____					
Walls, carpet, door/wind, lights,blinds					
BEDROOM 5 – name _____					
Walls, carpet, door/wind, lights,blinds					
BEDROOM 6 – name _____					
Walls, carpet, door/wind, lights,blinds					
BATHROOM 1 floor, walls					
Lights, fixtures, vanity, rack, rods					
BATHROOM 2 floor, walls					
Lights, fixtures, vanity, rack, rods					
BATHROOM 3 floor, walls					
Lights, fixtures, vanity, rack, rods					
BATHROOM 4 floor, walls					
Lights, fixtures, vanity, rack, rods					
BATHROOM 5 floor, walls					
Lights, fixtures, vanity, rack, rods					
HALL 1					
HALL 2					
HALL 3					
Other					
Other					
Other					

Signatures _____

DAMAGE PRICING

Please note: Prices are estimated and subject to change based on materials, labor, and severity of damage.

BATHROOMS

- Excessive Bathroom Cleaning/Fixtures – \$40
- Plunge Toilet (After Hours) – \$65
- Broken Toilet Seat – \$35
- Tub Damage (base or top) – \$300–\$500
- Shower Rod Missing – \$40
- Towel Rack Broken – \$35
- Sink Faucet Broken – \$75
- Mirror Broken – \$100
- Vanity Damage/Replace – \$150–\$300
- Toilet Damaged/Replace – \$250
- Tub Knobs/Faucet Damage – \$60
- Exhaust Vent Damage – \$40

KITCHEN / LAUNDRY

- Counters/Cabinets/Drawers – \$40–\$300
- Excessive Stove Cleaning – \$150
- Excessive Fridge Cleaning – \$50
- Stove or Fridge Handle – \$40 each
- Fridge Shelf – \$50 (metal) / \$60 (glass)
- Faucet Damaged – \$100
- Sink Damage – \$150
- Range Hood Damage – \$150
- Missing Range Filter – \$30
- Stove Burners/Drip Pans Missing – \$40 each
- Stove Knobs Missing – \$30
- Oven Racks Missing – \$50
- Oven Drawer Broken – \$75
- Washer/Dryer Damage – \$175–\$350
- Laundry/Pantry Shelves Missing/Damaged – \$45
- Replace Appliance – \$175–\$650

FLOORING

- Carpet Repairs – \$60 per patch
- Carpet Replacement – \$250–\$450
- Vinyl/Tile Repair/Replace – \$40 per tile
- Threshold Missing/Damaged – \$30

MISCELLANEOUS

- Wall/Ceiling Damage – \$50–\$300
- Painting – \$150 per room
- Removal of Stickers – \$50 per wall/ceiling
- Trash/Furniture Removal – \$60–\$500+
- De-flea Unit (after pets) – \$50–\$400
- Pest Control – \$50–\$600
- Bedbug Treatment Starts at \$500
- Flea Treatment Starts at \$100
- Roach Cleanout \$200

WINDOWS

- Replace Broken Window – \$70 (ballast) / \$300–\$500 (glass)
- Missing/Damaged Screen – \$40
- Missing/Damaged Blind – \$45 per blind
- Window Locks Broken – \$70
- Window Sill Damaged – \$100

LIGHTS / FIXTURES

- Smoke Alarm Replace – \$30
- Carbon Monoxide Detector Replace – \$50
- Light Fixture – \$40
- Ceiling Fan – \$150
- Missing Pull Chain – \$20
- Light Bulb – \$10 per bulb

DOORS / CLOSETS

- Repair/Replace Interior Door – \$175 / \$250 w/ frame
- Repair/Replace Exterior Door – \$275 / \$450 w/ frame
- Replace Interior Door Knob/Lock – \$35 per door
- Closet Shelves/Rods – \$40
- Replace Keypad Lock – \$150
- After-Hour Lockout Fee – \$40
- Door Code Change Fee – \$10
- Mailbox/Key Replacement – \$15
- Blind Replacement – \$45 per blind

Initials _____

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



Protect Your Family From Lead in Your Home



Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772

cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698

hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Other Sources of Lead, continued

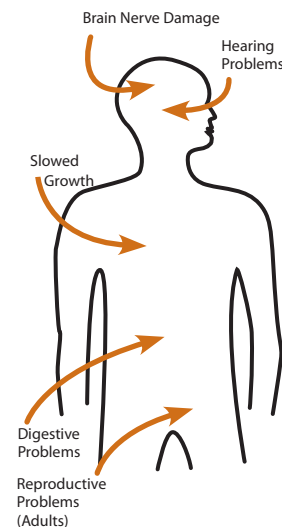
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon,**" used to treat an upset stomach.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](https://www.epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://www.epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.