



Terms and Conditions

Welcome to Turning Leaf Furnished Townhomes and Maple Leaf Manor Furnished Apartments

MANY OF OUR RESIDENTS are long-term corporate guests with over 30-day stays. Much of our terms and conditions are applicable only to those residents in order to meet State and Federal law. Full rent is due at check in and the first day of each month thereafter. We have two locations, 20 Pineridge Ct, Turning Leaf Furnished Townhomes and 1702 W. Dean Ave, Maple Leaf Manor Furnished Apartments. Refer to your emailed guest statement for your correct location and room number.

Resident/Corporate Representative for Guest(RESIDENT(s)) authorizes Classyproperties.com dba Turning Leaf Furnished Townhomes, (OWNER/AGENT) to charge their corporate/personal credit card for rent and incidentals at check-in and/or for rent not received after the 1st of each month and agree that they will be fully liable for charges incurred while staying at the OWNER/AGENT's community. 3% transaction fee will be added to all AMEX credit cards. Incidental charges such as cleaning fee for monthly residents, background check, energy surcharge and pet rent may be assessed at check-in. Any major damage, not associated with customary use, to a townhome or apartment shall be paid first, then customary room charges. We are pet-friendly, however, if you are traveling with your pet, please contact our office prior to arriving for special instructions. If you book for a same day check-in, please call our office to receive your after-hours lock box code. The manager's after hours emergency telephone number is 509.999.5694 or 509.919.1037 Residents may also live chat by clicking the LEAF ICON at SpokaneCorporatehousing.com.

Monthly payment options:

1. Mail payment to our billing department: 14841 N. Hwy 41 Rathdrum, ID 83858.
2. If rent not received by 1st of each month, RESIDENT(s) credit card shall be charged automatically.
3. Automatic bill payment via RESIDENT(s) banking institution.

CANCELLATION: With the exception of major local events, no charge will be incurred if written notice is received by the OWNER/AGENT at least 24 hours prior to check-in time of check-in day.

HOUSEKEEPING: Housekeeping service is available between the hours of 9:30am and 5:30pm. Housekeeping service is per the resident(s) request or every three nights. Services will not be provided when pets are in the townhome or if there is a privacy sign displayed. Monthly residents receive this service per request only- fee may apply. Monthly residents give the companies employees authorization to gain entry for regularly scheduled service.

FITNESS CENTER: Located at 110 W. Price Ave, Spokane - 1/2 block West of our Turning Leaf Townhome location. Our complete fitness center is open to all registered guests. Pick up your free pass at our 20 E. Pineridge Ct Spokane office. A signed waiver required to participate.

CHECK OUT: Before checking out, monthly RESIDENT(s) shall do their best to give OWNER/AGENT advance written move-out notice with intent to vacate ten (10) days prior to vacating by emailing: info@classyproperties.com. Check out time is 11am daily, check in time is 3pm. Lack of vacating upon your stated time will result in the stated daily rate of \$149/night being charged to RESIDENT's credit card if we have rebooked your room based upon your notice/booking. If RESIDENT vacates prior to 30 days, RESIDENT must be charged the current nightly rack rate all applicable taxes per Washington State RCW code.

COPYRIGHT INFRINGEMENT: Our service provider, Comcast/Xfinity, reminds you that use of their service in any manner that constitutes an infringement of any copyrighted work is a violation of Comcast's Acceptable Use Policy and may result in termination of your residence and or may result in you personally being liable. Refer to our service provider's Acceptable Use Policy by visiting xfinity.comcast.net/terms.

1. RESIDENT may be charged the standard rate for additional overnight adult visitors and all visitors will be required to qualify according to posted screening criteria. RESIDENT(s) expressly acknowledge this agreement is for transient occupancy of the Property, (20 E. Pine Ridge Court Spokane, WA 99208 or 1702 W. Dean Ave Spokane, WA 99201) and that RESIDENT(s) do not intend to make the Property a permanent residence or household. RESIDENT(s) will take good care to maintain the Property and NOT allow any pet on beds or furniture. RESIDENT(s) agrees to pay for repairs should the premises or its inventory be missing or damaged in any way, beyond normal wear and tear. If payment is not procured, the RESIDENT(s) will be billed and payment will be sought via collection.

a. The RESIDENT shall not unreasonably withhold consent to the OWNER/AGENT to enter into the dwelling unit in order to inspect the PREMISES, make necessary or agreed repairs, alterations, or improvements supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, appraisers, mortgagees, or workmen. The OWNER/AGENT may enter the dwelling unit without consent of the RESIDENT in case of emergency, abandonment, or housekeeping.

b. Corporate RESIDENT agrees to continually notify OWNER/AGENT of the identity of all occupants of the townhome at all times. If corporate RESIDENT does not adhere to this provision OWNER/AGENT will have the contractual right to terminate the agreement. Only actual RESIDENT/OCCUPANT and two guests may use common areas. Rental agreement is solely being entered into as a condition of the corporate RESIDENT(s) employment with the corporation. Termination of corporate RESIDENT will terminate tenancy. Corporation is responsible for and makes guarantee of payment of rent and all associated fees to OWNER/AGENT. If Corporation fails, RESIDENT acknowledges responsibility to pay rent and all associated fees.

c. Payment for furnished townhome or apartment is due on demand in check, money order or approved major credit card. **Cash is not accepted.** RESIDENT agrees to be personally financially responsible for room and incidental in the event that the indicated person, company, or association fails to pay any part or all of these charges. RESIDENT hereby makes application for occupancy of the described townhome/apartment property on the terms specified. RESIDENT affirms the information on the booking request to be true and correct. RESIDENT(s) agrees to Turning Leaf's privacy policy, screening criteria, and terms and condition (found online at www.SpokaneCorporateHousing.com)

2. The RESIDENT(s) understands and agrees that RESIDENT(s) personal property is not insured by the OWNER/AGENT. OWNER/AGENT advises RESIDENT(s) to procure a renter's insurance policy for protection against personal property losses and liability claims. OWNER/AGENT does not recommend any particular company. OWNER/AGENT shall not be liable for any damage or loss to motor vehicles of, or the contents of motor vehicles of, RESIDENT(s) and/or RESIDENT(s) guests or invitees. Generally, except under special circumstances, the OWNER/AGENT is not legally responsible for losses to the RESIDENT(s) personal property or for RESIDENT(s) personal liability, and Owner's insurance will not cover such losses or damages. No in-room safe is provided. RESIDENT(s) agree to indemnify OWNER/AGENT for liability arising from personal injuries or property damage caused by or permitted by RESIDENT(s), their guest(s) and invitees. This includes injuries incurred in or around obvious areas of maintenance, repair or construction.

3. Waiver of any default or of the breach of any of the promises, conditions or rules herein contained shall not constitute a waiver of any subsequent default or of any subsequent breach of the same, or of any other covenant, condition or rule herein contained. This Agreement embodies the whole Agreement between the parties hereto, and neither oral representation nor agreement has been made by either of such parties that are not embodied herein.

4. OWNER/AGENT makes no representations or guarantees to RESIDENT(s) concerning the security of the leased premises or the residential community. OWNER/AGENT is under no obligation to RESIDENT(s) to provide any security measure or take any action not required by statute. RESIDENT(s) are responsible for planning and taking action with respect to the safety of RESIDENT(s) and their property as if such systems and deterrents did not exist.

5. It is the habit for OWNER/AGENT to conduct a brief background check for up to 3 adult guests, however, OWNER/AGENT has no obligation to obtain criminal background checks on any RESIDENT(s) and bears no responsibility or liability related to the criminal background or actions (whether past, present or future) of any person, even if OWNER/AGENT has actually run a criminal background check on applicants.

6. RESIDENT(s) agree to defend, protect, indemnify, and hold harmless the OWNER/AGENT (s) against and from any and all claims, suits, liabilities, judgments, costs, demands, causes of action, and expenses, brought by RESIDENT(s) guests, invitees or any other person in the Leased Premises with RESIDENT(s) permission. If any action or proceeding is brought against OWNER/AGENT (s) by reason of any such claim, upon notice from the OWNER/AGENT, RESIDENT(S) shall defend the same at RESIDENT(S) expense by counsel reasonably satisfactory to the OWNER/AGENT. RESIDENT(s) hereby acknowledge responsibility in communicating any physical and psychological concerns that might conflict with participation in any and all activities associated with THE FITNESS CENTER, SPOKANE (FCS) located at 110 W. Price Avenue Spokane, WA. Further, RESIDENT(s) acknowledge that RESIDENT(s) are physically fit and mentality capable of performing the physical activity chosen to participate in while in or associated with the FCS. RESIDENT(s) accept responsibility for use of any and all apparatus, facilities, privileges, or services whatsoever, owned and operated at this or other FCS facilities and do so at RESIDENT('s) own risk. Further, RESIDENT(s) shall hold the FCS, Classyproperties.com and Turning Leaf Townhomes, and its affiliates, its owners, its shareholders, directors, officers, employer's representatives, employees, and agents harmless from any and all loss, claim, injury, damage, or liability sustained or incurred by RESIDENT(s) resulting there from.

7. **OCCUPANCY:** If corporate RESIDENT(s) *defaults* in rent payment, is absent from the premises without notice, and there is reason to believe RESIDENT(s) is terminating occupancy, the premises will be considered abandoned, entitling OWNER/AGENT to post notice, take immediate possession, change of locks, relet, and store any items. Surrender, abandonment, or judicial eviction ends RESIDENT(s) right of possession for all purposes. Amounts due within are payable to Classyproperties.com or such other place as OWNER/AGENT may direct, in such coin or currency of the United States of America, or coin or currency deemed by OWNER/AGENT at the time of payment to be legal tender for the payment of public and private debts.

8. Miscellaneous.

- Smoking policy is described as follows: **NO Smoking on property with exception** of the smoking urn at the South end of the property. Chose to smoke on the property, other than the one designated smoking area, RESIDENT(s) agrees to pay a \$350 charge.
- No personal BBQs authorized. BBQ events are ONLY authorized on the central patio of the complex.
- Maintain reasonable peace and quiet within hours of 10pm to 8am;
- No personal belongings may be left outside townhome or apartment.
- Remember to go to www.usps.com/umove/ to forward your mail for our monthly residents.
- Please notify the Facilities Manager or Maintenance Engineer if you use your air conditioner between the months of October through March as the unit will need to be dewinterized.
- WIFI is available for RESIDENT(s) convenience. Residents may also use a CAT-5 cable to plug directly into the wall for our fiber optic high-internet. Due to the many third-party devices on the market, we cannot guarantee connection issues. Should our technical assistance department find the RESIDENT(s) device lacking/defective and is the source of the connection issue, resident will be charged \$75 per hour to cure connection issue. For technical assistance: 509-489-3344 during normal business hours. WIFI password at Turning Leaf Townhomes: turningleaf. WIFI password at Maple Leaf Manor Apartments: mapleleaf.
- Home Selling System: furnished lodging payment will be deferred for three (3) months due to selling of resident's home. RESIDENT(s) home's are accepted on a case-by-case basis only and must have adequate equity for seller to receive payment after sale. After three (3) months from the date of check-in, resident agrees to pay all rent due from the sale of the home or from other sources in accordance with this Terms and Conditions Agreement. Under our House Selling System deferred payment program, resident authorizes OWNER/AGENT to place the first three months of home staging and furnished lodging expense on the resident's final HUD settlement as payment and to take an unrecorded subordinate lien position on the resident's home in anticipation of its sale.

PET AGREEMENT

This agreement is attached to and forms a part of the "Terms and Conditions Agreement" between OWNER/AGENT and the RESIDENT, for the residential unit located at 20 E. Pine Ridge Court Spokane, WA 99208 or 1702 W. Dean Ave Spokane, WA 99201. No animals or pets of any kind shall be kept or harbored on the PREMISES without written permission of the OWNER/AGENT. No visiting pets allowed or with visitors. However, resident desires to keep up to two pets on the property and agrees to uphold terms noted within this agreement.

Allowed cats are required to have an adequate litter box with hood and must be spayed or neutered. Any damage done by pets will be repaired and immediately paid for by RESIDENT and will be consider rent due in accordance with WAC162-38-105. AUTHORIZED PETS ARE NOT ALLOWED ON BEDS OR FURNITURE. Pet hair found on furnishings will result in a cleaning fee. Pet areas are in the South and West grassy areas of the property. Service animals must meet strict guidelines noted in WAC and Washington State law. RESIDENT occupies under the Terms and Conditions Agreement referred to above, and because this agreement specifically prohibits keeping pets without Management's permission, Resident agrees to:

- pay close attention to your pet's behavior during the weeks before and after you move. RESIDENT will want to surround the pet with familiar objects to help ease the stress of settling into new surroundings.
- execute a one-time swab DNA sampling of their pet's mouth. If fecal matter DNA found on grounds matches a resident's pet DNA, resident will pay \$89.95 for the DNA test, be fined \$250 for fecal matter disposal and will be asked to vacate the premises.
- keep the pet under control at all times.
- not leave the pet unattended for any unreasonable periods.
- use management-approved and provided cat litter box with hood and keep box in downstairs closet - cat box may be kept no other location. Closet door is to remain open for cat's access to litter box. Litter box placed anywhere else is a violation

of the rental agreement and resident's rental agreement may be terminated. Resident agrees to clean litter box on a daily basis and keep box full of clean serviceable litter.

- using a leash, walk dogs three times per day
- keep pet from causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Management. More than one complaint, and dogs will be required to wear, at all times, a vibrating collar.
- all dogs and cats will be spayed and neutered.
- pay immediately for any damage, loss, or expense for clean up caused by the pet.
- pay immediately the stated non-refundable pet indemnification deposit, if applicable, and the monthly pet rent.

LEAD BASE PAINT AND/OR LEAD PAINT HAZARDS STATE-REQUIRED DISCLOSURE

LEAD WARNING STATEMENT

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 hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

LESSOR'S DISCLOSURE

(A) Presence of lead paint and/or lead based paint hazards. Check (i) or (ii) below:

Known lead based paint and/or lead-based paint hazards are present in the housing

x Lessor has no knowledge of lead-based paint and/or lead-based hazards in the housing.

(B) Records and reports available to the lessor. Check (i) or (ii) below:

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

x Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

LESSEES'S ACKNOWLEDGE (initial)

(C) _____ Lessee has received copies of all information listed above, if applicable

(D) _____ Lessee has received the pamphlet 'Protect Your Family from Lead in Your Home via OWNER/AGENT website, www.SpokaneCorporateHousing.com

AGENT'S ACKNOWLEDGEMENT (initial)

(E) _____ LJC _____ Agent has informed the lessee or lessor's obligations under U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

SMOKE DETECTION DEVICE NOTICE STATE-REQUIRED DISCLOSURE

Washington Law (RCW 59.18) requires that OWNER/AGENTS provide this notice to all RESIDENT(s).

YOU ARE HEREBY NOTIFIED

1. This dwelling unit is equipped with a smoke detection device(s) in accordance with RCW 48.48.140. This device(s) has been checked by the OWNER/AGENT or agent and found to be in working order.

2. It is the RESIDENT(s) responsibility to maintain this smoke detection device(s) and keep it in working order in accordance with the manufacturer's recommendations. This includes, but is not limited to, Replacing batteries (where applicable and required) and keeping the cover aligned and in place for the proper operation of the smoke detection device(s).

3. Failure to comply with the requirement to maintain the smoke detection device(s) is punishable by a Federal/State fine of not more than \$200.00.