

Your Real Estate Investment Resource



1449 Pennsylvania St., #5, Denver, CO 80203



Sean J. Gilliland

720-284-4411 (office)

720-841-1021 (Mobile)

Sean@DenverRealEstateMoguls.com



Tasha Dunbar

720-284-4411 (office)

720-722-2115 (Mobile)

DenverRealEstateMoguls@hotmail.com



MISSION STATEMENT

Denver Real Estate Moguls strives to provide the very best in customer service and communication. We treat your property as though it was our own, capitalizing on price and tenant quality. Our goal is to make your experience as a property owner profitable, enjoyable and stress free.

Sean J. Gilliland

Owner - Denver Real Estate Moguls, LLC





MANAGEMENT PACKAGES

Complete Management

- ▶ **Listing/marketing your home** - we have over 30 years' experience in the real estate market. First it is important to determine a price. We will use the internet as well as visiting the neighborhood and home to obtain comps to complete a CMA (comparative market analysis) of your home. We focus most of our attention on the internet. Today 90% of renters are found through internet marketing. We market to over 30 internet sites such as; craigslist (dropping the ad often), Truila, Zillow, Hot Pads, Radpad, Rentler, FRBO, Renthop, Rentalsource, Rentfocus, Walkscore, Oodle, FrontDoor, Rentals.com, ForRent.com, Vast, Keylasso, Hunt, Lovely, Realrentals, Trintals, Yahoo, etc.
- ▶ **Finding a quality tenant** - the quality of your new tenant is extremely important. A good tenant will be less stress for all parties involved. Although instinct is involved, we also run thorough credit, landlord and criminal background checks. We will verify their employment, references, and landlords before consulting with you.
- ▶ **Repairs / Maintenance** - throughout the lease we will be contacted by the tenant though their tenant porthole or our emergency line. We will authorize repairs with you and never add a fee to our contractor's fees.
- ▶ **Inspection** - We conduct drive by inspections and an interior visit about every 6-8 months. Our maintenance crew also inspects the property when they visit. We must keep an eye on the premises to prevent disaster.
- ▶ **Eviction** - we will serve all notices and guide you through the eviction process. Our evictions are handled by Tschetter Hamrick Sulzerwe P.C.. Costs are approximately \$500 for a complete eviction. However you may use any law firm you wish to use and we can provide you with more referrals.
- ▶ **Move-in / Move-out** - we will monitor the move-in process (including a statement-omit check list) and the move-out process to make sure the correct amount of the deposit is kept and/or given back. Owners are responsible for Security Deposits.
- ▶ **Administrative** - all checks are mailed to you as well as repair invoices, etc. Then we will issue you a monthly statement and send you the income by EFT.
- ▶ **Yearly Statement** - we will send you a yearly statement at the end of the year and a 1099.
- ▶ **Cost** - A half months' rent or a minimum of a \$500 startup fee (never paid until the renter is placed), and 7-8 percent per month. \$45 one-time admin fee for account setup.

Management Only

- ▶ We charge 7-8% per month to manage the property ONLY (property already has a tenant or the owner will find the tenant), plus a \$150 administrative transfer fee.

Finding a Renter Only

- ▶ We charge one month's rent or a minimum of \$800 to secure a qualified tenant (credit and background checked). We supply a lease and necessary documentation. No management

OWNER AGREEMENT





In consideration of the covenants herein contained, **JOHN DOE** (Hereinafter called "Owner or Landlord") and DENVER REAL ESTATE MOGULS (hereinafter called "Agent or manager") agree as follows:

1. Landlord/Owner here by employs, engages and hires the Agent as his/her exclusive representative to rent, lease, operate and manage the property known as **ABC Property**, for the entire lease of the property beginning March 1st 2019 and thereafter for annual periods unless the intention to terminate according to the terms set forth herein by either party is submitted to the other party by written notice 30 days prior to the expiration of any lease term, or at any time by mutual consent of the parties. The owner approves and makes all final decisions regarding whom will rent the property, and the conditions of the lease.

2. Agent accepts this hiring, engagement and employment and agrees to the following:

a) To use due diligence in the management of said premises and to furnish the services of its organization for the purpose of renting, leasing, operating, and managing the premises. Monthly payments and statements are sent to property owners between the 6th and 12th of each month.

b) To render to Owner monthly statements of receipts, expenses and charges and to remit to Owner all monies received, less disbursements. In the event that disbursements shall exceed rents collected by the Agent, the Owner hereby agrees to remit such excess promptly to the Agent. Owner shall advance a sum of **\$ 0.00** to be held as a reserve fund for expenses incurred over and above the rent collected. **Owner shall be responsible for all security deposits, hold all security deposits, make all decisions with security deposits and disperse all security deposits.** *Any legal actions or judgments incurred for or against Denver Real Estate Moguls in regard to said deposit shall be the responsibility of the Owner.* When the security deposit is held by the owner, the owner has complete financial responsibility of the security deposit. The owner agrees to disperse the security deposit to the tenant, detailing the reasons for any forfeiture of money. If requested by tenant, the owners address, and phone number will be given for deposit correspondence. DREM will not be held responsible for any decisions made by the owner when returning the security deposit to the tenants.

c) To deposit all receipts collected for Owner (less any sums properly provided for herein) into a Trust Account in a national or state institution qualified to engage in banking or in the trust business and such account shall be separate from the Agent's personal account. However, Agent shall not be liable for the failure or bankruptcy of said institution.

d) Agent agrees to consult with Owner regarding rental market changes and to suggest rental rates and terms that will most properly suit the property to be managed. However, all final decisions on rental rates and terms shall be made by the Owner. Owner may, by agreement, authorize Agent to make such decisions on Owner's behalf and set all parameters of rental negotiations. Agent agrees to provide a regular monthly accounting, a year end statement and a 1099. The owner agrees to provide the agent with the necessary W-9.

3. Owner hereby empowers Agent with the following authority and agrees to assure the expenses connected therewith:

a) To advertise the availability of any part of said premises for rental and to display "For Rent" signs in strategic locations thereon: to sign, renew and/or cancel leases: to collect rents and give receipts; to terminate tenancies pursuant to lease provisions and to take any and all other actions that are reasonable and necessary and in keeping with good management practice. Licensed and Unlicensed assistants will be showing the property.

b) Should any eviction litigation be necessary, Owner agrees to take responsibility for the hiring and payment of attorneys and for any expenses necessary to complete that litigation. The Agent, however, shall have the authority to serve any necessary 3 (three) day notice of demand for rent or possession. The Agent further agrees to assist Owner with referrals to attorneys or other appropriate agencies for eviction proceedings and to remain available for any other assistance or cooperation that may be necessary to successfully conclude eviction litigation. *We may not take the place of our clients in court, but the attorneys can. Providing proof of insurance is the tenant's responsibility, Denver Real Estate Moguls is not responsible for the tenant's obligations of obtaining and maintaining their renter's insurance policy. It is the tenant's responsibility to provide a check sheet of damage to the management company 3 days after move-in. This is to protect the tenant's interest and it is not DREM's responsibility to make sure the tenants return the check-in-sheet with-in 7 days after move-in.*

c) Any lease executed by the Agent for the Owner shall not exceed one year unless approved by Owner. The owner must approve and is responsible for all decisions about whom to rent to.

d) Agent shall be authorized to make or cause to be made and supervise repairs to said premises; to purchase and pay for supplies and to make such other disbursements and payments as may be reasonable and necessary to effectuate that purpose. However, Agent agrees to secure prior approval from the Owner for any expenses in excess of **\$300.00** for any one item. In emergency situations DREM will dispatch vendors as soon as possible. DREM will do its very best to keep owners informed in all situations. However, we may not have time or the means in emergency situations, as a result DREM has the authority to make decisions in emergency situations related to health, heat or when the destruction of the property is concerned. Nothing in the paragraph of the agreement shall be construed as limiting the Agent's authority to make larger disbursements for monthly or recurring operating expenses and/or for emergency repairs if, in the Agent's opinion, such repairs are necessary to protect the property from damage or to maintain services to the tenants as called for in their leases. Owner, at his/her option may elect to arrange, supervise, or otherwise effectuate repairs without the involvement of Denver Real Estate Moguls. If owner elects to arrange, supervise or otherwise effectuate repairs through a subcontractor of Owner's choice, Owner agrees to pay subcontractor directly, without the involvement of Denver Real Estate Moguls. We do not own any of our repair companies nor do we receive any compensation for any service or repair completed by a service company of our choice. If bedbugs are discovered to be present in a property, the property must be treated immediately and tested to make sure the bedbugs are completely gone. If the property is a duplex or in a complex the entire property will need to be treated and inspected, every unit that is in the same adjoining building. DREM's staff will not enter the property until the entire building has been treated and is cleared by the inspection company. Although DREM pays the Vendors and Contractors monthly all maintenance work is ultimately the owner's responsibility to pay for in a timely manner.

4. Owner further agrees to pay Agent for management services a fee of **7.0-8.0%** of the gross rents, and other income derived from said property. Owner shall, in addition, pay to the Agent **one half of one month's rent or a minimum of \$500 each time agent leases the property to a new tenant (s)**, for a "start-up" fee each time the Agent leases the property to new tenants. The "start-up" fee under this agreement shall be paid once a renter is in place. Owner agrees to pay a one-time fee of **\$45** to set up all banking administrative property needs.

5. In the event that late fees are collected from tenants during the term for this agreement, the Agent shall receive one-half (1/2) of all fees collected.

6. In the event Owner chooses to have Denver Real Estate Moguls pursue collections on previous tenants that have moved owing money, Denver Real Estate Moguls will be entitled to retain 30% of any of those monies collected.

7. Owner agrees to give Denver Real Estate Moguls authorization to retain interest received on any interest-bearing escrow accounts.

8. In the event of any default or breach of this management agreement by Owner, Agent shall be entitled to recover all costs, and expenses including a reasonable sum for attorney fees expended or incurred by reason of any default or breach of any of the terms of this Agreement, whether or not suit is filed. The parties agree that venue for any dispute shall be proper in the county in which the premises are located. If Denver Real Estate Moguls transfers the property to another property management company, Denver Real Estate Moguls will be paid a \$100 transfer fee.

9. The Owner shall hold the Agent harmless from all suits for damages in connection with the management of the property, and the liability for injuries suffered by any person while in the property or on the premises upon which the property is located, except for claims regarding gross negligence or willful negligence of the Agent. DREM cannot guarantee the condition of the home at time of move out. Any, and all repairs caused by tenant shall be deducted from the security deposit which is held by the owner. However, this is the decision of the owner not the management company. The owner is responsible for all repairs and to pay for all repairs and/or to collect from tenants any money owed that is above and beyond the security deposit that is held by the owner. DREM will not assume or accept any financial responsibility for repairs done to the property. All repairs made to the property are the financial responsibility of the owner. The Owner shall carry and maintain for the full term of this agreement and any renewals of this agreement, at his own expense, liability insurance, with the Agent designated as one of the insured, in amounts adequate to protect the interest of the Owner and Agent. Owner is responsible for and will disclose to agent all material facts about the property including, but not limited to; mold, lead based paint, meth use in home, bad electrical, bad plumbing. Owner shall have an agreement with all utility companies that states that the utilities will be transferred back into the owner's name in the event of a vacancy or abandonment occurs by the tenants.

Insurance Agent _____ Company _____

Address _____ Phone _____

Policy Number _____ Coverage Amount _____

10. This agreement reflects the total agreement of the parties and any modification or amendments must be in writing. Denver Real Estate Moguls will not perform other duties outside of this agreement such as but not limited to; handling HOA insurance claims, Paying HOA fees, and paying utility companies. The terms of this agreement, due to its continuing nature, may be renegotiated by the parties at any time by mutual agreement, or at the expiration of any one-year term. This agreement shall be binding upon the successors and assigns of the Agent and upon the heirs, administrators, executors, successors and assigns of the Owner.

11. The relationship of the parties shall be as independent contractors. Nothing in this agreement shall be deemed to form a partnership or joint venture between parties. This agreement shall be governed by the laws of the State of Colorado. This contract will continue through substituent leasing periods unless cancelled by either party.

Denver Real Estate Moguls also sells homes and can be hired as sales agent. However, we *will not* work on the sale of the property, meet or set up appointments with inspectors, appraisers or any other contractors hired to help or promote the sale of the property unless DREM is hired by the owner as the owner's listing agent. This is the responsibility of the Landlord's listing agent.

Denver Real Estate Moguls is being hired as a property manager only *not a* project manager. As a property manager DREM will be responsible for facilitating maintenance repairs, however DREM *will not* coordinate the remodeling of properties, repairs of structural issues or any home improvements that are not maintenance related repairs. The Landlord may hire DREM as a *project manager* to coordinate the remodeling of properties, repairs of structural issues or any home improvements that are not maintenance related repairs at a rate of 10 percent of the total contractor's invoice. DREM will not sign contractor agreements. Contractor agreements must be approved and signed by the owner.

The parties, by their signatures below, do hereby adopt and effectuate this agreement on **12/30/2019**.

Property Owner: **JOHN DOE**

SEAN J. GILLILAND

DREM President: Sean J. Gilliland



Please complete the following and email to Tasha at www.denverrealestatemoguls.com
If you have any questions, please call Tasha directly at 720-998-6558

- 1- W9 with mailing address
- 2- Owner questionnaire
- 3- Please send voided check where you want money deposited to monthly or provide routing and account number

*****Note all payments will be send between 6th and 10th of each month*****

OWNER QUESTIONNAIRE

1. What utilities are included with rent (if any). Are you providing the WASH/DRY?
2. Does your property have a HOA? If so what does the HOA cover and please include their contact information.
3. Any special requests for showings?
4. Pet Preferences? Pet payment charge? (Normally we charge a non-refundable pet payment of \$400+ for the 1st pet and \$150+ for every pet thereafter.)
5. We look for at least a 620-credit score (but prefer much higher, usually depends on property location), 3 times monthly rent for income and good rental references from past two landlords. Mostly we rely on our instinct and experience; we look at how the tenants handle themselves, what they drive, etc. Do you have any other preferences for us to look for?
6. We generally ask for a 12-month lease would you be open to a longer lease?
7. Please give Sean or Tasha a void check or call with your banking information so that we can send your payment EFT. Payments are sent between the 8th and 10th of each month and take 3-4 *business days* depending on your bank to actually show in your account (*nothing processes on holidays...*). There is a *one-time off fee* of \$25 to set up your financial and banking accounts. **Please return a completed W-9.**
8. Is there a specific parking spot? Storage area?
9. How is yard to be taken care of, by the tenants or a landscape service?
10. Where is the **main water shutoff** for your property?
11. Please provide us with any of your preferred vendors contact information.
12. Owners hold security deposits and sign all leases. Please return all documents, **W-9, lease package, owner agreement, listing agreement, definition of working relationships, lead based paint disclosures and lead based paint landlord obligations.**
13. Please provide any other property information below. Thanks, DREM Management.

www.DenverRealEstateMoguls.com
denverrealestatemoguls@hotmail.com | sean@denverrealestatemoguls.com

Office (720)-284-4411

Sean -- (720)-841-1021

Tasha -- (720) 722-2115

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C-C corporation, S-S corporation, P-partnership) ▶ _____ <input type="checkbox"/> Other (see instructions) ▶ _____	Exemptions (see instructions): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____
	Address (number, street, and apt. or suite no.)	Requestor's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number									
				-			-		
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on irs.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

RESIDENTIAL LEASE PACKAGE





Dear Sir/Madam,

Denver Real Estate Moguls would like to welcome you to your new property, we hope you enjoy your stay and have a great experience.

Enclosed you will find our lease, security deposit addendum, application, statement of unit, Lead-based paint disclosure (if applicable), broker disclosure and our contact information.

The property is rented "AS IS" the landlord or management company will not make any alterations or unnecessary non-emergency repairs unless agreed upon before the lease contract is signed by both parties.

If pets are allowed (all pets must be approved by management). In most circumstances we require a **non-refundable pet payment**. You are responsible for any & all damage incurred by your pet.

Proof of RENTERS INSURANCE must be provided to DREM.

The lawn must be kept up to neighborhood standards. If the lawn is not kept to neighborhood standards we will hire a lawn care company and you the tenant will be responsible for the cost of these services.

Rent is due on the first of the month, (Late fees explained in detail in the lease).

Rent shall be paid ELECTRONICALLY online You will receive an email from donotreply@managebuilding.com with a username and password to set up an **online account where you can pay electronically and submit work order requests**. If you do not receive an email please contact management at denverrealestatemoguls@hotmail.com and we will help set up your account.

Denver Real Estate Moguls will try to give you 24hr notice before entering any property. Emergency situations could result in immediate entry.

If keys are lost, the *tenant will need to call a locksmith*. If we are in the office and can provide a key we will do so but this is **not** the management company's responsibility.

We are always fair and *never* discriminate. We try to run our applications on a first come, first serve basis, but ultimately the decision is made by the property owner.

Utilities: **Excel** (must be switched to your name ASAP) 800-895-4999. **Comcast** 800-comcast (266-2278). Others vary by city....

Medical Marijuana is not recognized as a legal substance by the federal government of the United States and is considered illegal by the U.S. federal government.

The property owner is responsible for your deposits; All decisions regarding the security deposit, holding them and dispersing them.

Renter's insurance is required. If proof of insurance is not provided you will be charged **\$25** per month.

Emergencies please call **720-284-4411**. **Push option #1 and put in work order in through your online account.**

COMUNICATION IS EVERYTHING, PLEASE COMMUNICATE ANY & ALL PROBLEMS.

Sincerely,

DREM, Management Residential Lease

1. PARTIES:

This Lease is made and entered into this 15th day of October, by and between **OWNER** (hereinafter referred to as "Landlord") and **TENANT** (hereinafter referred to as "Tenants"). Tenant warrants there are no known pending judgments, bankruptcies, or liens or matters which may result in a judgment or lien against the tenant. All tenants above the age of 18 years old are responsible for 100 percent of the rent, tenant paid utilities and damages done to the property as a result of tenant negligence. The property is rented **"AS IS"** the landlord or Management Company will not make any alterations or unnecessary non-emergency repairs unless agreed upon *before* the lease contract is signed by both parties. The owner will *not* compete any cosmetic repairs that were not agreed upon in writing before the lease was signed.

2. PREMISES:

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions hereinafter set forth, the certain real property and the residence located thereon situated in the **City of Denver, County of Denver, State of Colorado**, commonly known as **ABC PROPERTY**.

3. TERM:

The term of this Lease shall be for **1 year**, commencing on November 1st, 2018 and ending on October 31st, 2019.

Possession: In the event the property is not available for the Residents as agreed to in this lease, due to failure of the current residents vacating the property or due to any make ready maintenance that is needed, this lease shall commence on the very first date the property is available for residents, and this delay in tenancy shall not be deemed a breach of the lease by the Owner. Tenant's rent will be pro-rated to reflect their actual move-in-date. No move-in or move-out inspections will be performed with the tenants. The Tenants have 3 days to complete and return the property inspection report list after move-in reporting any current damage. The property must be turned over to Denver Real Estate Moguls or the Owner/Landlord no later than 2:00 pm on the last day of your lease. The tenants will be fined \$200 per day for every day they do vacate the property at 2:00 pm on the last day of your lease, unless otherwise agreed upon in writing by both parties

4. RENT:

Tenant shall pay to Landlord as rent for the Premises, the sum of _____ dollars per month, in advance on the **first day** of each month during the term hereof. Tenant will pay to Landlord a payment of \$895.00 dollars as a payment used in agreement of this lease and is non-refundable if tenant chooses not to rent **ABC PROPERTY on this Date**. This payment will be credited to the tenant as their first month's rent on their move in date. Rent shall be payable without notice or demand and without deduction, off-set, or abatement in lawful money of the United States to the Landlord at the address stated herein for notices or to such other persons or such other places as the Landlord may designate to Tenant in writing. Any payment received from resident shall be first applied to late charges, daily late fees, returned check / money order or any declined ACH payment and any other payments due under this agreement prior to being accepted to regular monthly rent or any delayed deposit or pet payments.

5. SECURITY DEPOSIT:

Tenant shall deposit with Landlord upon execution of this Lease the sum of _____ dollars as a security deposit for the Tenant's faithful performance of the provisions of this Lease. If Tenant fails to pay rent or other charges due hereunder, or otherwise defaults with respect to any provisions of this Lease, Landlord may use the security deposit, or any portion of it, to cure the default or compensate Landlord for all damages sustained by Landlord resulting from Tenant's default. Tenant shall immediately on demand pay to Landlord the sum equal to that portion of the security deposit expended or applied by Landlord which was provided for in this paragraph so as to maintain the security deposit in the sum initially deposited with Landlord. Landlord shall not be required to keep the security deposit separate from its general account nor shall Landlord be required to pay Tenant any interest on the security deposit. If Tenant performs all of Tenant's obligations under this Lease, then the security deposit or that portion thereof which has not previously been applied by the Landlord, shall be returned to Tenant within sixty (60) days after the expiration of the term of this Lease or after Tenant has vacated the premises, whichever is later. **Smoking is not allowed in the premises and tenant is responsible for any cost associated with eradicating the smell. Smoking is grounds for eviction and forfeit of the security deposit.** *The Deposit is not your last month's rent and shall not be used as such. Tenant shall also give Landlord \$_____ for a Non-Refundable Pet Payment. This is for one _____. All new animals must be approved (tenants will be fined \$100 per day until any unauthorized pet is removed from the premises). Tenant understands that this is for normal wear and tear of the property, any damage done by the pet will be deducted out of the security deposit. The renter is not to use the yard as the dog's bathroom. If the yard or property, inside or outside is damaged by the animal(s) it is the responsibility of the renter and the renter is responsible for all cost associated with the damages. No animal will be left unattended in the yard, owner must be present at all times and feces must be removed immediately. If a tenant brings an unauthorized pet into the property, the*

tenant will be fined \$100 per day until the animal is removed. Pets are not allowed as guests or to visit for any amount of time or to stay on the premises without prior written consent. Tenants will be fined \$100 per day and face eviction until the animal is removed. **According to Colorado State law 38-12-103, The property owner (landlord) is responsible for keeping, making all decisions, and dispersing all deposits. Denver Real Estate Moguls is the property manager only and is not responsible for your security deposit or any decisions regarding your security deposit.** Denver Real Estate Moguls will act as a messenger only to help facilitate any communication about the Security Deposit. However, no information about the security deposit will be given until after the security deposit is returned or the allotted 60 days given to the owner to return the security deposit has expired.

6. USE:

It is agreed that the Premises shall be used only for residence purposes, for one group consisting of only 1 person and for no other purposes whatsoever. While Tenant is in possession, Tenant agrees that the use and Occupancy of the Premises will comply with all restrictions, laws and ordinances affecting said property or occupancy thereof; and Tenant further agrees that no use shall be made of the Premises, nor acts done which will increase the existing rate of insurance upon the Premises, or will cause a cancellation of any insurance policy covering the Premises. In the event that Tenant is using the garage (if any) as storage and the condominium association disapproves of the use and is subjecting the Landlord to financial damages, Tenant will, upon written notice from Landlord, immediately cease from using the garage as storage to become in compliance with any rules of the association. Tenant may only park on the road, driveway or in the garage. If tenant is parked in an unauthorized location such as; in the yard, tenants will be fined \$100 per day until the vehicle is removed. Tenants are not allowed to cook substances in the home or garage that are not considered food, failure to comply may result in eviction.

7. UTILITIES:

The tenant shall pay for all, water, trash, gas, electric, telephone service, and other services supplied to the Premises, except as herein provided.

8. REPAIRS AND MAINTENANCE:

Tenants *must* notify property manager of any repairs immediately. If damage occurs because of tenant's negligence or not reporting repairs, leaks etc., the tenant(s) will be liable for the cost of these repairs. The Landlord shall, at its sole cost and expense, keep and maintain the exterior walls, roof, electrical wiring, heating system, air conditioning system (if any), water heater, built-in appliances, interior door, exterior doors and water lines in good and sanitary order, condition, and repair, except where damage (if any) has been caused by the abuse or negligence of the Tenant, in which event Tenant shall immediately repair same at his sole cost and expense. Repairs made by Landlord may be performed in a reasonably diligent manner, on any day of the week and at any reasonable time. After the tenant has occupied the premises for 1 month all pest related problems are the responsibility of the tenants. Gutters are to be maintained and cleaned by the tenants unless this service is otherwise provided for in this lease or by the HOA management company. Furnace filters must be changed on a regular basis and when dirty by the tenant unless this service is otherwise provided for in this lease. If a repair or maintenance item is needed and the tenant will not provide access to the property in a reasonable amount of time any damage done to the premises or property on the premises will be the responsibility of the tenant and will need to be fixed immediately at the tenant(s) expense.

*It is the tenant's responsibility to meet all maintenance workers at the property. If the management company must meet a maintenance worker at the property, the tenant agrees to pay the management company at a rate of one hundred dollars (\$100) per hour. If the management company must meet a tenant to provide a key, change a furnace filter or change a light bulb the tenant agrees to pay the management company at a rate of one hundred dollars per hour. It is **not** the management company's responsibility to provide keys if lost by tenant, in most circumstances a locksmith will need to be called. If we are not allowed access to the property, the tenant (s) must have the issue repaired at their own expense.*

The premises shall have smoke detectors and CO2 detectors with-in 15 feet of each bedroom. Residents agree to check the CO2 and smoke alarms on a regular basis to ensure proper functionality, to test each detector upon move-in and to inform the property manager immediately if the detectors are not working properly. Residents are responsible to replenish batteries to ensure continued proper functionality. Tenant shall, at his sole cost and expense, maintain the lights, smoke and carbon detectors, Furnace filters, water filters and cleaning as necessary during the Term of the Lease.

Except as herein provided, Tenant hereby agrees that the Premises are now in a tenantable and good condition and shall at his sole cost and expense keep and maintain the premises, appurtenances and every part thereof, in the manner in which they were received, reasonable wear and tear excepted, including household furniture, fixtures, goods and chattels belonging to the Landlord, so that they shall remain in good and satisfactory order, condition and repair. Tenant is responsible for the replacement of furnace filters in order to promote proper ventilation and operation of the system. **The tenant agrees to have all the carpets shampooed by a professional carpet cleaning company upon vacating the property and agrees to provide the management**

company with a copy of the carpet cleaning receipt within 7 days of vacating the property. If the carpet is not shampooed and receipt not received within the specified time, the management company will have all the carpets cleaned and the cost will be deducted from the tenant's security deposit. If there are no carpets tenants will clean the floors with the proper cleaning solvents and materials. Tenant agrees to have all holes in all walls that were created by the tenant(s) to be repaired and painted to match upon vacating the property. All holes created by the tenant that are not fixed upon vacating the property will be fixed by the management company and the costs will be deducted from the tenant's security deposit. **The Landlord agrees to pay for the condominium association, which maintains the exterior common areas. The tenant has been given a copy of the HOA rules and agrees to abide by them. Tenants shall be liable to the Owner for damages caused by themselves or Guests. Sidewalks, front porches, and all balconies must be free and clean of debris, trash and snow per HOA guidelines. Any fines imposed by HOA for non-compliance must be paid by tenants.**

YARD MAINTENANCE: The tenants are 100 percent responsible for the yard at all times. It is the tenant's responsibility to keep the yard up to the standards of the neighborhood. The tenant shall be responsible for proper irrigation, cost and care for all lawns, trees and shrubberies on the property. Tenant is responsible for all snow removal, keeping the sidewalks clear of snow and ice, and the exterior of the property clear of all debris, dirt and obstructions. If the yard is not kept up to the neighborhood and/or the owner's standards a lawn service will be contracted to take care of the lawn at the tenant's expense.

9. ALTERATIONS AND ADDITIONS:

Tenant shall not, without the Landlord's prior written consent, make any alterations, improvements or additions in or about the Premises and any additions to or alterations of the Premises (no bigger than a nail hole, with the exception of movable furniture) shall at once become a part of the realty and belong to the Landlord. The Tenant shall keep the Premises free from any liens arising out of any work performed, materials furnished or obligations incurred by the Tenant.

10. HOLD HARMLESS:

Tenant shall indemnify and hold Denver Real Estate Moguls and the Landlord harmless from and against any and all claims arising from Tenant's use or occupancy of the Premises or from any activity, work, or things which may be permitted or suffered by Tenant in or about the Premises including all damages, costs, attorney's fees, expenses and liabilities incurred in the defense of any claim or action proceeding arising therefrom. Except for Landlord's willful or grossly negligent conduct, Tenant hereby assumes all risk of damage to property including household furniture and goods, or injury to person in or about the Premises from any cause, and Tenant hereby waives all claims in respect thereof against Landlord. Tenant shall indemnify and hold Denver Real Estate Moguls and the Landlord harmless from and against any and all claims arising from radon. Denver Real Estate Moguls nor the landlord currently know of any radon problems that exist in the home. Tenant shall indemnify and hold Denver Real Estate Moguls and the Landlord harmless from and against any and all claims arising from mold. Denver Real Estate Moguls nor the landlord currently know of any mold problems that exist in the home. If the tenant(s) wants the radon tested or a mold test done they must have these tests conducted at their own expense. The tenant must have renter's insurance to cover any damage to their property and to cover any damage to the property due to tenant negligence. The management company and the landlord are not responsible for any acts of god that render the property untenable.

11. DAMAGE TO PREMISES:

- (A) If the Premises are so damaged by fire or from any other cause as to render it un-tenantable, then the Landlord shall have the right to terminate this Lease as of the date on which such damage occurs, through written notice to the Tenant, to be given within fifteen (15) days after the occurrence of such damage. Should this right be exercised by Landlord, then rent for the current month shall be prorated between the parties as of the date on which such damage occurred and any prepaid rent and unused security deposit shall be refunded to the Tenant(s). Tenant shall indemnify and hold Denver Real Estate Moguls and the Landlord harmless from and against any and all claims including the tenant(s) personal property arising from fire, flooding or acts of god.
- (B) If this Lease is not terminated as provided in section A above, the Landlord shall promptly repair the Premises (unless such damage is attributable to Tenant's actions whereby, in such case, Tenant shall be obligated to perform such repairs) and there shall be a proportionate reduction of rent until the Premises are repaired and ready for Tenant's occupancy, such proportionate reduction to be based upon the extent to which the making of repairs interferes with Tenant's reasonable use of the Premises.
- (C) The tenant acknowledges that the premises are in clean and showable condition except as noted in the inspection report. The Tenant agrees to return the premises in the same clean and showable condition. By signing this lease the tenant agrees that they have received the inspection report and acknowledge it is their responsibility to return this document to Denver Real Estate Moguls within 3 days of occupancy.

- (D) Agent has equipped the premises with **carbon monoxide detectors** as required by state law. By Colorado law the tenants agree to keep, test and maintain all carbon monoxide alarms in good repair. Resident must notify the agent if any carbon monoxide alarm is not functioning, missing or is the agent of any deficiency in any carbon monoxide alarm that the resident cannot correct.
- (E) The property owner and the tenants further agree that Owner and Owner's Agent will not be held liable for any damages or losses to person or property caused by tenants or other persons including but not limited to; theft, burglary, assault, vandalism or other crimes. Owner and Owner's Agent shall not be liable for personal injury or for damage to or loss of Residents personal property (furniture, jewelry, clothing etc.) including but not limited to; fire, flood, water leaks, rain hail, snow, smoke, explosions, interruption of utilities, asbestos, mold or acts of God.

12. RENTERS INSURANCE:

Tenant agrees to maintain, at its sole expense, a renter's insurance policy by an A rated commercial insurance company which shall cover a minimum of \$100,000 property damage insurance (family liability insurance) which, in the event of a fire, theft or other damage, will be first used to restore the premises and existing property such as; appliances, and to cover the costs to replace the tenant's personal property at a condition equal to or greater than the condition prior to the incident. Landlord shall be entitled to a lien against all insurance proceeds in an amount equal to the damage of the premises to insure restoration. Proof of insurance shall be sent to the management company within 3 days of occupancy, by email or by US mail. Providing proof of insurance is the tenant's responsibility, Denver Real Estate Moguls is not responsible for the tenant's obligations of obtaining and maintaining their renter's insurance policy. Tenants agree to notify Denver Real Estate Moguls immediately if the tenant changes and/or cancels their renter insurance policy. Tenants shall name Denver Real Estate Moguls as an additional interest on the renter's insurance policy.

13. ASSIGNMENT AND SUBLETTING:

Tenant shall not voluntarily or by operation of law assign, transfer, sublet, mortgage or otherwise transfer or encumber all or any part of Tenant's interest in this Lease or in the Premises without Landlord's prior written consent which consent shall not be unreasonably withheld. The consent to one assignment or subletting shall not be construed as consent to any subsequent assignment or subletting.

14. LATE CHARGE:

If any portion of the rent is not received by the Landlord by the 3rd of the month, Tenant shall be obligated to immediately pay all rent owed along with a "Late Fee" in the amount of **Fifty Dollars, (\$50.00)**. If any portion of the rent, including "Late Fee" is not paid in full by the tenth day of the month an additional "Late Fee" shall be assessed to Tenant in the amount of **Two Hundred Dollars, (\$200.00)**. Tenant will be obligated to pay an additional **Twenty-five, (\$25) per day** for each day after the 10th that the balance remains unpaid and this shall be considered "additional rent." Tenant agrees to pay **One Hundred Dollars (\$100.00)** for each bounced/returned check or returned EFT. If rent is not received by the 3rd of the month a 3-day demand for compliance or possession will be posted on the front door. Then the Landlord will proceed with eviction procedures in accordance with Colorado State Law. Tenant will also pay **one hundred dollars (\$100)** for each time the tenant is served in person or a notice is put on the premises.

15. DEFAULT:

It is agreed between the parties hereto that if any rent shall be due hereunder and unpaid, or if Tenant shall default and breach any other covenant or provision of the Lease, then the Landlord, after giving the proper notice required by law, may re-enter the Premises and remove any property and any and all persons in the manner allowed by law. The Landlord may, at its option, either maintain this Lease in **full force** and effect and recover the rent and other charges as they become due or, in the alternative, terminate this Lease. In addition, the Landlord may recover all rentals and any *other damages* including but not limited to attorney's fees, vacancies, and pursue any other rights and remedies, which the Landlord may have against the Tenant by reason of such default as provided by law. Tenant must pay a *\$500.00 administration fee to Denver Real Estate Moguls* when any lease is breached, this fee does *not* include any financial costs due to the landlord for breaching the lease. This fee is in *addition* to any other fee, vacancies or any other *financial costs*. *The tenant (s) will also be responsible for all costs associated with any vacancy due to their breach of contract.*

16. ABANDONMENT:

Tenant shall not vacate or abandon the Premises or let or have the power turned off at any time during the term of this Lease.

17. ENTRY BY LANDLORD:

The Tenant shall permit the Landlord and/or its agents to enter into and upon the Premises at all reasonable times and upon reasonable notice for the purpose of inspecting it or for the purpose of maintaining the Premises, or for the purpose of exhibiting the Premises to prospective purchasers or tenants. If tenant does not comply with showings scheduled 24 hours in advance the tenant will be fined \$100 for each showing not allowed.

18. ATTORNEY'S FEES:

If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorney's fees and costs of suit this includes but is not limited to attorney's fees, court costs, administration costs, service fees, and other fees and costs related to the suit.

19. SURRENDER:

On the last day of the term of this Lease, Tenant shall surrender the Premises to Landlord and/or management company by no later than 2:00 pm, in good condition/ repair, garage broom swept (if any), holes and marks repaired on walls, carpets professionally cleaned, and the entire home cleaned, including the windows. Keys must be left at the Denver Real Estate Moguls office (there is a slot in the door) or at a predetermined and agreed upon location. However, we are not responsible for the keys until our staff physically retrieves the keys.

20. HOLDINGOVER:

If Tenant, with the Landlord's consent, remains in possession of the Premises after expiration or termination of the term of this Lease, such possession by Tenant shall be deemed to be a tenancy from month-to-month at a rental in the amount of the then prevailing market rent as reasonable determined by Landlord, but not less than that of the last monthly rental plus all other charges payable hereunder, and upon all the provisions of this Lease applicable to such a month-to-month tenancy. Notice to vacate must be made in writing by the landlord or tenant mailed, certified mail to tenant or landlord giving 30 days' notice to vacate the premises. Notice must be given on the first of the month or before so that the tenants must vacate the premises on the last day of the month.

21. BINDING ON SUCCESSION AND ASSIGNS:

Each provision of this Lease performable by Tenant shall be deemed both a covenant and a condition. The terms, conditions, and covenants of this Lease shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns.

22. NOTICES:

Whenever under this Lease a provision is made for any demand, notice or declaration of any kind, it shall be in writing and served either personally or sent by registered or certified United States mail, postage prepaid, addressed at the address as set forth below:

TO LANDLORD AT: **Denver Real Estate Moguls**
1449 Pennsylvania St. #5
Denver, CO 80203 (720) 284-4411

Or you may email us by going to our website at www.denverrealestatemoguls.com or through your online account.

Such notice shall be deemed received within seventy-two (72) hours from the time of mailing, if mailed as provided for in this paragraph.

23. PROPERTY INSPECTION REPORT:

An inspection checklist showing existing damages, defects and necessary cleaning shall be completed by the tenant and *submitted to the Landlord or Agent within 3 days of occupancy*, such terms are attached to this lease and part of it.

24. TIME:

Time is of the essence of this Lease.

25. LANDLORD'S PERSONAL BELONGINGS:

Tenant hereby agrees that all appliances are now in good operable condition.

26. JOINT AND SEVERAL OBLIGATIONS:

"Party" shall mean Landlord and Tenant; and if more than one person or entity is the Landlord or Tenant, the obligations imposed on the party shall be joint and several. All tenants are responsible for one hundred percent of this lease agreement.

Denver Real Estate Moguls recommends you have an attorney look at your lease before signing.

The parties hereto have executed this Lease and addendums on the date first above written.

LANDLORD:

TENANTS:

SAMPLE

ADDENDUM TO LEASE: SECURITY DEPOSIT/MOVE-IN, MOVE-OUT

SECURITY DEPOSIT: According to **Colorado State law 38-12-103**, the property owner (landlord) is responsible for keeping, making all decisions, and dispersing all deposits. Denver Real Estate Moguls is the property manager only and is not responsible for your security deposit or any decisions regarding your security deposit. The tenants shall not hold Denver Real Estate Moguls liable for any decisions regarding the security deposit nor will Tenant(s) defame, slander, assault or harass Denver Real Estate Moguls about the security deposit as Denver Real Estate Moguls does not make these decisions they are made solely by the property owner / landlord. Denver Real Estate Moguls will act as a messenger only to help facilitate any communication about the Security Deposit. However, no information about the security deposit will be given until after the security deposit is returned or the allotted 60 days given to the owner to return the security deposit has expired.

MOVE-IN: The property is rented **"AS IS"** the owner nor DREM will make any repairs to the property unless they are safety concerns, or the repairs have been agreed upon in writing before the lease is signed by all parties. Denver Real Estate Moguls nor the owner/landlord has no way of guaranteeing that the property will be move in ready by your standards. In most circumstances DREM does not receive the property back until the 31st or the 1st of the new month. All properties are rented in an as-is condition as stated in your lease. However, we will strive to make sure that the property is safe, clean (including carpets), lawn is maintained to neighborhood standards, and that the walls are free of large holes and major scuffs. Although we hope this will be accomplished before your move in date we cannot nor do we guarantee this. We may have to work around you as we coordinate certain cleaning or maintenance items and of course *you have the right to start your lease later if you feel this is necessary, but this must be negotiated and agreed upon by the Landlord/Owner before the lease is signed. Tenant(s) will be provided with a move-in check sheet that must be returned to Denver Real Estate Moguls no later than 3 days from move-in or it will not be accepted.*

MOVE-OUT: The property must be turned over to Denver Real Estate Moguls or the Owner/Landlord no later than 2:00 pm on the last day of your lease. The tenants will be fined \$200 per day for every day they do vacate the property at 2:00 pm on the last day of your lease, unless otherwise agreed upon in writing by both parties. The property must be left cleaned according to your lease. Keys may be dropped off in the mail slot at our office in the door (red door) at 1449 Pennsylvania St., Denver, CO 80203. However, we are not responsible for the keys until our staff physically retrieves the keys. Keys may be left at the property if this is agreed upon and is determined safe by our staff.

In case of a conflict between the provisions of this lease addendum and any other provisions of the lease, the provisions of this addendum shall govern.

Tenant:

ADDENDUM TO LEASE: CRIME / DRUG-FREE

- Tenant(s), any members of the resident's household, a guest or other person affiliated in any way with the resident shall not engage in any criminal activity that the state or federal government deems a criminal activity, including but not limited to; drugs, robbery, threats, intimidation, assaults, slander/defamation, etc...
- Tenant(s) shall not engage in any act that facilitates criminal activity.
- Tenant(s) will not permit the premises to be used for or to facilitate criminal activity, including drug related criminal activity.
- Tenant(s) shall not engage in the unlawful manufacturing/growing, selling, using, storing or giving of a controlled substance.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE CONSIDERED A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND SUFFICIENT CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.

Criminal activity refers to any criminal activity that the state or federal government deems a criminal activity.

In case of a conflict between the provisions of this lease addendum and any other provisions of the lease, the provisions of this addendum shall govern.

Tenant:

ADDENDUM TO LEASE: PEST CONTROL

- At the time of this lease signing Denver Real Estate Moguls currently does not know of any type of insect or pest problems.
- After the tenant has occupied the premises for 1 month all pest and insect related problems are the responsibility of the tenants.
- Denver Real Estate Moguls nor the Landlord will not be held responsible for any damage done to the tenant(s) personal property.
- Tenant(s) are responsible for any damage done to the property by any pest or insect, if the tenant(s) were negligent in reporting and/or remedying any pest or insect related problems.

In case of a conflict between the provisions of this lease addendum and any other provisions of the lease, the provisions of this addendum shall govern.

Tenant:



PET ADDENDUM TO RENTAL LEASE AGREEMENT

The Landlord agrees that the pet(s) described on page 2 of the Rental Lease Agreement may be permitted on the property. The Rental Lease Agreement is hereby amended to grant permission to the Tenant(s) to keep the pet(s) under the following terms and conditions: *The PET PAYMENT is only for normal wear and tear of the property and is non-refundable, any damage done to the property by a pet will be deducted from your security deposit.*

Damages. Tenant(s) agree that any damage, excluding ordinary wear and tear, to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by pet(s) is the *full responsibility* of the Tenant and that Tenant will pay *all* costs involved in the restoration to its original condition, including those *in-excess* of the security deposit. If because of any such stains, etc., said damage is such that it cannot be removed, then Tenant hereby agrees to pay the full expense of replacement.

Disturbance/neglect. Tenant(s) shall keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet. It is further agreed that if efforts to contact the Tenant(s) are unsuccessful, the Landlord or the Landlord's agents may enter Tenant(s)' apartment if there is reasonable cause to believe an emergency situation exists with respect to the pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance, including excessive barking. If it becomes necessary for the pet to be put out for board, any and all costs incurred will be the sole responsibility of the Tenant(s).

Indemnity. Tenant(s) agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant(s)'s pet(s). A Pet Liability Policy can be added as a rider to most renter insurance policies.

Homeowner's Association. In addition, Tenant(s) agrees to read, understand and abide by the Homeowner's Association bylaws, code of regulations, and other equivalent documents, which are hereby incorporated by reference. This includes picking up and disposing of the pet's droppings on Homeowner Association grounds properly and quickly. This only applies to properties that have an HOA.

Should the resident fail to comply with any part of this Pet Agreement, the Landlord reserves the right to revoke permission to keep the pet on the premises. In such event, the Tenant(s) agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Landlord; failure to comply shall be grounds for immediate termination of the Rental Lease Agreement.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET(S). I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET(S) AND/OR TERMINATION OF MY TENANCY.

Tenant Signature

Please email to Tasha at denverrealestatemoguls@hotmail.com
or mail to 1449 Pennsylvania Street #5 Denver CO 80203

Must be returned 3 days after move in.

Property Inspection Report

Property _____ Unit _____

Type of Unit _____ Occupant _____

Move-in Date _____

Items	Condition	Condition	Cost to Correct
	<i>Move-in</i>	<i>Move-out</i>	
Living Room and Dining Room			
• Doors and Locks			
• Floors and Baseboards			
• Walls and Ceilings			
• Windows and Drapes			
• Electrical Switches, Outlets			
• Closets			
Kitchen			
• Doors and Locks			
• Floors and Baseboards			
• Walls and Ceilings			
• Electrical Fixtures			
• Electrical Switches, Outlets			
• Range and Refrigerator			
• Sink			
• Cabinets			
Bedroom(s)			
• Doors and Locks			
• Floors and Baseboards			
• Walls and Ceilings			
• Electrical			
• Electrical Switches, Outlets			
• Windows and Drapes			
• Closets			

Bathroom(s)			
• Doors and Locks			
• Floors and Baseboards			
• Walls and Ceilings			
• Windows and Drapes			
• Shower			
• Lavatory and Tub			
• Faucets			
• Toilet			
• Electrical Fixtures			
• Electrical Switches, Outlets			
• Closet			
• Towel Rack			
Outside			
• Roof			
• Gutters			
• Fence			
• Lawn			
• Trees/Shrubs			
• Outside faucets			
• Garage door (F)			
• Garage door (B)			
• Paint			
Lawn			
Basement			
		Total	

Tenant (s) signatures

Date

COLORADO REAL ESTATE COMMISSION LEASING FORMS



All Seasons, LLC
Matthew G. Rogers
Ph: (719) 632-3368 Fax: (719) 632-4290

The printed portions of this form, except differentiated additions, have been approved by the Colorado
Real Estate Commission. (LC57-8-13) (Mandatory 1-14)

**THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE
PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**Compensation charged by brokerage firms is not set by law. Such charges are established by each real
estate brokerage firm.**

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY,
TENANT AGENCY, SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

EXCLUSIVE RIGHT-TO-LEASE LISTING CONTRACT

☒ **LANDLORD AGENCY** ☐ **TRANSACTION-BROKERAGE**

Date:

1. AGREEMENT. Landlord and Brokerage Firm enter into this exclusive, irrevocable contract (Landlord
Listing Contract) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage
services to Landlord. Landlord agrees to pay Brokerage Firm as set forth in this Landlord Listing Contract.

2. BROKER AND BROKERAGE FIRM.

☒ **2.1. Multiple-Person Firm.** If this box is checked, the individual designated by Brokerage Firm to serve as
the broker of Landlord and to perform the services for Landlord required by this Landlord Listing Contract is
called Broker. If more than one individual is so designated, then references in this Landlord Listing Contract to
Broker include all persons so designated, including substitute or additional brokers. The brokerage relationship
exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers
employed or engaged by Brokerage Firm who are not so designated.

☐ **2.2. One-Person Firm.** If this box is checked, Broker is a real estate brokerage firm with only one licensed
natural person. References in this Landlord Listing Contract to Broker or Brokerage Firm mean both the
licensed natural person and brokerage firm who serve as the broker of Landlord and perform the services for
Landlord required by this Landlord Listing Contract.

3. DEFINED TERMS.

3.1. Landlord:

3.2. Brokerage Firm: *All Seasons, LLC*

3.3. Broker: *Matthew G. Rogers*

3.4. Premises: The Premises is the following legally described real estate in the County of ,
Colorado:

known as No. CO, together with the interests, easements, rights, benefits, improvements and attached
fixtures appurtenant thereto, and all interest of owner of the Premises (Owner) in vacated streets and alleys
adjacent thereto, if applicable, except as herein excluded.

3.5. Lease; Sale.

3.5.1. Lease of the Premises or Lease means any agreement between the Landlord and a tenant to

Landlord Initials _____

create a tenancy or leasehold interest in the Premises.

☐ **3.5.2.** If this box is checked, Landlord represents to Broker that Landlord has the right and authority from Owner, authorizes Broker to negotiate the sale of the Premises. Sale of the Premises or Sale means the voluntary transfer or exchange of any interest in the Premises or the voluntary creation of the obligation to convey any interest in the Premises, including a contract or lease. It also includes an agreement to transfer any ownership interest in an entity which owns the Premises.

3.6. Listing Period. The Listing Period of this Landlord Listing Contract begins on **See Property Management Agreement**, and continues through the earlier of (1) completion of the Lease of the Premises or (2) **See Property Management Agreement**, and any written extensions (Listing Period). Broker must continue to assist in the completion of any Lease or Sale for which compensation is payable to Brokerage Firm under § 7 of this Landlord Listing Contract.

3.7. Applicability of Terms. A check or similar mark in a box means that such provision is applicable. The abbreviation "N/A" or the word "Deleted" means not applicable. The abbreviation "MEC" (mutual execution of this contract) means the date upon which both parties have signed this Landlord Listing Contract. For purposes of this agreement, Landlord includes sublandlord and tenant includes subtenant.

3.8. Day; Computation of Period of Days, Deadline.

3.8.1. Day. As used in this Landlord Listing Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).

3.8.2. Computation of Period of Days, Deadline. In computing a period of days, when the ending date is not specified, the first day is excluded and the last day is included, e.g., three days after MEC. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

4. BROKERAGE RELATIONSHIP.

4.1. If the Landlord Agency box at the top of page 1 is checked, Broker represents Landlord as Landlord's limited agent (Landlord's Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a Transaction-Broker.

4.2. In-Company Transaction – Different Brokers. When Landlord and tenant in a transaction are working with different brokers, those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Landlord acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a tenant.

4.3. In-Company Transaction – One Broker. If Landlord and tenant are both working with the same broker, Broker must function as:

4.3.1. Landlord's Agent. If the Landlord Agency box at the top of page 1 is checked, the parties agree the following applies:

4.3.1.1. Landlord Agency Only. Unless the box in § 4.3.1.2 (Landlord Agency Unless Brokerage Relationship with Both) is checked, Broker represents Landlord as Landlord's Agent and must treat the tenant as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker must disclose to such customer Broker's relationship with Landlord.

☐ **4.3.1.2. Landlord Agency Unless Brokerage Relationship with Both.** If this box is checked Broker represents Landlord as Landlord's Agent and must treat the tenant as a customer, unless Broker currently has or enters into an agency or Transaction-Brokerage relationship with the tenant, in which case Broker must act as a Transaction-Broker.

4.3.2. Transaction-Broker. If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker must work with Landlord as a Transaction-Broker. A Transaction-Broker must perform the duties described in § 5 and facilitate lease transactions without being an advocate or agent for either party. If Landlord and tenant are working with the same broker, Broker must continue to function as a Transaction-Broker.

5. BROKERAGE DUTIES. Brokerage Firm, acting through Broker, as either a Transaction-Broker or a Landlord's Agent, must perform the following **Uniform Duties** when working with Landlord:

5.1. Broker must exercise reasonable skill and care for Landlord, including, but not limited to the

Landlord Initials _____

141 following:

142 5.1.1. Performing the terms of any written or oral agreement with Landlord;

143 5.1.2. Presenting all offers to and from Landlord in a timely manner regardless of whether the

144 Premises is subject to a lease or letter of Intent to lease;

145 5.1.3. Disclosing to Landlord adverse material facts actually known by Broker;

146 5.1.4. Advising Landlord regarding the transaction and advising Landlord to obtain expert advice as

147 to material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;

148 5.1.5. Accounting in a timely manner for all money and property received; and

149 5.1.6. Keeping Landlord fully informed regarding the transaction.

150 5.2. Broker must not disclose the following information without the informed consent of Landlord:

151 5.2.1. That Landlord is willing to accept less than the asking lease rate for the Premises;

152 5.2.2. What the motivating factors are for Landlord to lease the Premises;

153 5.2.3. That Landlord will agree to Lease terms other than those offered;

154 5.2.4. Any material information about Landlord unless disclosure is required by law or failure to

155 disclose such information would constitute fraud or dishonest dealing; or

156 5.2.5. Any facts or suspicions regarding circumstances that could psychologically impact or

157 stigmatize the Premises.

158 5.3. Landlord consents to Broker's disclosure of Landlord's confidential information to the supervising

159 broker or designee for the purpose of proper supervision, provided such supervising broker or designee does

160 not further disclose such information without consent of Landlord, or use such information to the detriment of

161 Landlord.

162 5.4. Brokerage Firm may have agreements with other landlords to market and lease their premises.

163 Broker may show alternative premises not owned by Landlord to other prospective tenants and list competing

164 premises for lease.

165 5.5. Broker is not obligated to seek additional offers to Lease the Premises while the Premises is subject

166 to a lease.

167 5.6. Broker has no duty to conduct an independent inspection of the Premises for the benefit of a tenant

168 and has no duty to independently verify the accuracy or completeness of statements made by Landlord or

169 independent inspectors. Broker has no duty to conduct an independent investigation of a tenant's financial

170 condition or to verify the accuracy or completeness of any statement made by a tenant.

171 5.7. Landlord understands that Landlord is not liable for Broker's acts or omissions that have not been

172 approved, directed, or ratified by Landlord.

173 5.8. When asked, Broker ☒ Will ☐ Will Not disclose to prospective tenants and cooperating brokers the

174 existence of offers on the Premises and whether the offers were obtained by Broker, a broker within Brokerage

175 Firm or by another broker.

176 6. **ADDITIONAL DUTIES OF LANDLORD'S AGENT.** If the Landlord Agency box at the top of page 1 is

177 checked, Broker is Landlord's Agent, with the following additional duties:

178 6.1. Promoting the interests of Landlord with the utmost good faith, loyalty and fidelity;

179 6.2. Seeking lease rates and terms that are set forth in this Landlord Listing Contract; and

180 6.3. Counseling Landlord as to any material benefits or risks of a transaction that are actually known by

181 Broker.

182 7. **COMPENSATION TO BROKERAGE FIRM; COMPENSATION TO COOPERATIVE BROKER.** Landlord

183 agrees that any Brokerage Firm compensation that is conditioned upon the Lease of the Premises will be

184 earned by Brokerage Firm as set forth herein without any discount or allowance for any efforts made by

185 Landlord or by any other person in connection with the Lease of the Premises.

186 7.1. Amount. In consideration of the services to be performed by Broker, Landlord agrees to pay

187 Brokerage Firm as follows.

188 7.1.1. Lease Commission. (1) 12.0% of the gross rent under the Lease, or (2) N/A, in U.S. dollars.

189 7.1.2. Sales Commission. If the box in § 3.5.2 is checked, Brokerage Firm will pay a fee equal to (1)

190 N/A% of the gross purchase price or (2) N/A, in U.S. dollars, payable upon delivery of deed.

191 7.1.3 Other Compensation.

Landlord Initials _____

211 N/A

212 **7.2. Cooperative Broker Compensation.** Brokerage Firm offers compensation to outside brokerage
213 firms, whose brokers are acting as:

214 ☒ **Tenant Agents:** TBD % of the gross rent under the Lease or TBD in U.S. dollars.

215 ☒ **Transaction-Brokers:** TBD % of the gross rent under the Lease or TBD in U.S. dollars.

216 **7.3. When Earned.** Such commission is earned upon the occurrence of any of the following.

217 7.3.1. Any Lease of the Premises within the Listing Period by Landlord, by Broker or by any other
218 person;

219 7.3.2. Broker finding a tenant who is ready, willing and able to complete the Lease or Sale as
220 specified in this Landlord Listing Contract; or

221 7.3.3. Any Lease (or Sale if § 3.5.2 is checked) of the Premises within 60 calendar days after the
222 Listing Period expires (Holdover Period) (1) to anyone with whom Broker negotiated and (2) whose name was
223 submitted, in writing, to Landlord by Broker during the Listing Period (Submitted Prospect). Provided, however,
224 Landlord ☐ **Will** ☐ **Will Not** owe the commission to Brokerage Firm under this § 7.3.3 if a commission is
225 earned by another licensed real estate brokerage firm acting pursuant to an exclusive agreement entered into
226 during the Holdover Period and a Lease or Sale to a Submitted Prospect is consummated. If no box is checked
227 in this § 7.3.3, then Landlord does not owe the commission to Brokerage Firm.

228 **7.4. When Applicable and Payable.** The commission obligation applies to a Lease made during the
229 Listing Period or any written extension of such original or extended term. The commission described in § 7.1.1
230 is payable upon mutual execution of the Lease or possession, whichever occurs first, or N/A, as contemplated
231 by § 7.3.1 or § 7.3.3, or upon fulfillment of § 7.3.2 where either the offer made by such tenant is not accepted
232 by Landlord or by the refusal or neglect of Landlord to consummate the Lease as agreed upon.

233 **7.5 Extensions/Renewals/Expansion.** Broker ☐ **Will** ☒ **Will Not** be paid a fee in the event:

234 Tenant exercises an option to ☐ **Extend** or ☐ **Renew** under the lease.
235 ☐ Tenant expands into additional space within the building or complex where the Premises is located
236 If Brokerage Firm is to be paid a fee for such extension, renewal or expansion, such fee is in the amount of
237 N/A, and is due and payable upon ☐ **the Exercise** by tenant of such right to extend or renew the Lease or
238 upon the exercise by tenant to expand the Premises. ☐ **Upon the Commencement** of any such extended,
239 renewed or expansion term of the Lease, or ☐ N/A.

240 **8. LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor the Brokerage Firm, except as set
241 forth in § 7, will accept compensation from any other person or entity in connection with the Premises without
242 the written consent of Landlord. Additionally, neither Broker nor Brokerage Firm is permitted assess or receive
243 mark-ups or other compensation for services performed by any third party or affiliated business entity unless
244 Landlord signs a separate written consent for such services.

245 **9. OTHER BROKERS' ASSISTANCE, MULTIPLE LISTING SERVICES AND MARKETING.** Landlord has
246 been advised by Broker of the advantages and disadvantages of various marketing methods, including
247 advertising and the use of multiple listing services (MLS) and various methods of making the Premises
248 accessible by other brokerage firms (e.g., using lock boxes, by-appointment-only showings, etc.), and whether
249 some methods may limit the ability of another broker to show the Premises. After having been so advised,
250 Landlord has chosen the following:

251 **9.1. MLS/Information Exchange.**

252 9.1.1. The Premises ☒ **Will** ☐ **Will Not** be submitted to one or more MLS and ☒ **Will** ☐ **Will Not** be
253 submitted to one or more property information exchanges. If submitted, Landlord authorizes Broker to provide
254 timely notice of any status change to such MLS and information exchanges. Upon consummation of a
255 transaction, Landlord authorizes Broker to provide lease information to such MLS and information exchanges.

256 9.1.2. Landlord authorizes the use of electronic and all other marketing methods except:

257 N/A.

258 9.1.3. Landlord further authorizes use of the data by MLS and property information exchanges, if
259 any.

260 9.1.4. The Premises Address ☒ **Will** ☐ **Will Not** be displayed on the Internet.

261 9.1.5. The Premises Listing ☒ **Will** ☐ **Will Not** be displayed on the Internet.

Landlord Initials _____

281 9.2. **Property Access.** Access to the Premises may be by:

282 ☒ Manual Lock Box ☐ Electronic Lock Box

283 ☒ **Key checked out to licensed Real Estate Agents only**

284 Other instructions: *The lockbox is a combo lockbox and is typically only used when the*

285 *house is vacant. Otherwise, only licensed Real Estate Agents may check out a key to show the*

286 *property.*

287

288 9.3. **Broker Marketing.** The following specific marketing tasks will be performed by Broker:

289 *See Property Management Agreement. Will be determined based on what the market warrants.*

290

291

292

293 10. **LANDLORD'S OBLIGATIONS TO BROKER: DISCLOSURES AND CONSENT.**

294

295 10.1. **Negotiations and Communication.** Landlord agrees to conduct all negotiations for the Lease of

296 the Premises only through Broker, and to refer to Broker all communications received in any form from real

297 estate brokers, prospective tenants, buyers, or any other source during the Listing Period of this Landlord

298 Listing Contract.

299

300 10.2. **Advertising.** Landlord agrees that any advertising of the Premises by Landlord (e.g., Internet,

301 print and signage) must first be approved by Broker.

302

303 10.3. **No Existing Listing Agreement.** Landlord represents that Landlord ☐ **is** ☒ **is Not** currently a

304 party to any listing agreement with any other broker to Lease the Premises.

305

306 10.4. **Ownership of Materials and Consent.** Landlord represents that all materials (including all

307 photographs, renderings, images or other creative items) supplied to Broker by or on behalf of Landlord are

308 owned by Landlord, except as Landlord has disclosed in writing to Broker. Landlord is authorized to and grants

309 to Broker, Brokerage Firm and any MLS (that Broker submits the Premises to) a nonexclusive irrevocable,

310 royalty-free license to use such material for marketing of the Premises, reporting as required and the

311 publishing, display and reproduction of such material, compilation and data. This license survives the

312 termination of this Landlord Listing Contract.

313

314 10.5. **Required Information to County Assessor.** Landlord consents that Broker may supply certain

315 information to the county assessor if the Premises is residential and is furnished.

316

317 11. **RENTAL RATE AND TERMS.** The following Rental Rate and Terms are acceptable to Landlord:

318

319 11.1. **Rental Rate.** U.S. \$ See Property Management Agreement

320

321 11.2. **Minimum Amount of Security Deposit.** U.S. \$ Same as rent.

322

323 11.3. **Other Terms:**

324 N/A

325

326 12. **DEPOSITS.** Brokerage Firm is authorized to accept security deposits received by Broker pursuant to a

327 proposed Lease. Brokerage Firm is authorized to deliver the security deposit to the Premises manager, if any,

328 upon the execution of the Lease.

329

330 13. **INCLUSIONS AND EXCLUSIONS.**

331

332 13.1. **Inclusions.**

333

334 13.1.1. The Lease includes the following items (Inclusions):

335 See Property Management Agreement

336 The Inclusions will be leased by Landlord to tenant, all in their present condition.

337

338 13.1.2. **Parking and Storage Facilities.** The following parking facilities: See Property

339 Management Agreement, and the following storage facilities: See Property Management Agreement.

340

341 13.2. **Exclusions.** The following are excluded (Exclusions):

342 See Property Management Agreement

343

344

345 14. **TITLE AND ENCUMBRANCES.** Landlord represents to Broker that Landlord has the right and authority

346 to enter into a Lease of the Premises. Landlord must deliver to Broker true copies of all relevant title materials:

347 leases, improvement location certificates and surveys in Landlord's possession and must disclose to Broker all

348 easements, liens and other encumbrances, if any, on the Premises, of which Landlord has knowledge.

349

350

Landlord Initials _____

361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420

15. **POSSESSION.** Possession of the Premises will be delivered to tenant as follows:

16. **MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.**

16.1. **Broker's Obligations.** Colorado law requires a broker to disclose to any prospective tenant all adverse material facts actually known by such broker including but not limited to adverse material facts pertaining to the title to the Premises and the physical condition of the Premises, any material defects in the Premises, and any environmental hazards affecting the Premises which are required by law to be disclosed. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances. Landlord agrees that any tenant may have the Premises and Inclusions inspected and authorizes Broker to disclose any facts actually known by Broker about the Premises.

16.2. **Landlord's Obligations.**

16.2.1. **Landlord's Premises Disclosure Form.** Disclosure of known material latent (not obvious) defects is required by law. Landlord ☒Agrees ☐Does Not Agree to provide a written disclosure of adverse matters regarding the Premises completed to Landlord's current, actual knowledge.

16.2.2. **Lead-Based Paint.** Unless exempt, if the improvements on the Premises include one or more residential dwellings for which a building permit was issued prior to January 1, 1978, a completed Lead-Based Paint Disclosure (Rental) form must be signed by Landlord and the real estate licensee(s), and given to any potential tenant in a timely manner.

16.2.3. **Carbon Monoxide Alarms.** Note: If the improvements on the Premises have a fuel-fired heater or appliance, a fireplace, or an attached garage and one or more rooms lawfully used for sleeping purposes (Bedroom), Landlord understands that Colorado law requires that Landlord assure the Premises has an operational carbon monoxide alarm installed within fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code, prior to offering the Premises for lease or sale.

16.2.4. **Condition of Premises.** The Premises will be delivered in the condition existing as of the date of the lease or sales contract, ordinary wear and tear excepted, unless Landlord, at Landlord's sole option, agrees in writing to any repairs or other work to be performed by Landlord.

17. **RIGHT OF PARTIES TO CANCEL.**

17.1. **Right of Landlord to Cancel.** In the event Broker defaults under this Landlord Listing Contract, Landlord has the right to cancel this Landlord Listing Contract, including all rights of Brokerage Firm to any compensation if the Landlord Agency box is checked. Examples of a Broker default include, but are not limited to (1) abandonment of Landlord, (2) failure to fulfill all material obligations of Broker, and (3) failure to fulfill all material Uniform Duties (§ 5) or, if the Landlord Agency box at the top of page 1 is checked, the failure to fulfill all material Additional Duties of Landlord's Agent (§ 6). Any rights of Landlord that accrued prior to cancellation will survive such cancellation.

17.2. **Right of Broker to Cancel.** Brokerage Firm may cancel this Landlord Listing Contract upon written notice to Landlord that title is not satisfactory to Brokerage Firm. Although Broker has no obligation to investigate or inspect the Premises and no duty to verify statements made, Brokerage Firm has the right to cancel this Landlord Listing Contract if any of the following are unsatisfactory (1) the physical condition of the Premises or Inclusions, (2) any proposed or existing transportation project, road, street or highway, (3) any other activity, odor or noise (whether on or off the Premises) and its effect or expected effect on the Premises or its occupants, or (4) any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Premises. Additionally, Brokerage Firm has the right to cancel this Landlord Listing Contract if Landlord or occupant of the Premises fails to reasonably cooperate with Broker or Landlord defaults under this Landlord Listing Contract. Any rights of Brokerage Firm that accrued prior to cancellation will survive such cancellation.

18. **COST OF SERVICES AND REIMBURSEMENT.** Unless otherwise agreed upon in writing, Brokerage Firm must bear all expenses incurred by Brokerage Firm, if any, to market the Premises and to compensate cooperating brokerage firms, if any. Neither Broker nor Brokerage Firm will obtain or order any other products or services unless Landlord agrees in writing to pay for them promptly when due (examples: space planning,

Landlord Initials _____

drawings, surveys, radon tests, title reports, engineering studies, property inspections). Unless otherwise agreed, neither Broker nor Brokerage Firm is obligated to advance funds for Landlord. Landlord must reimburse Brokerage Firm for payments made by Brokerage Firm for such products or services authorized by Landlord.

19. DISCLOSURE OF SETTLEMENT COSTS. Landlord acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

20. MAINTENANCE OF THE PREMISES. Neither Broker nor Brokerage Firm is responsible for maintenance of the Premises nor are they liable for damage of any kind occurring to the Premises, unless such damage is caused by their negligence or intentional misconduct.

21. NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective tenant because of the race, creed, color, sex, sexual orientation, marital status, familial status, physical or mental disability, handicap, religion, national origin or ancestry of such person.

22. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this document, Landlord acknowledges that Broker has advised that this document has important legal consequences and has recommended consultation with legal and tax or other counsel before signing this Landlord Listing Contract.

23. MEDIATION. If a dispute arises relating to this Landlord Listing Contract, prior to or after possession of the Premises, and is not resolved, the parties must first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire dispute is not resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other party's last known address.

24. ATTORNEY FEES. In the event of any arbitration or litigation relating to this Landlord Listing Contract, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

25. ADDITIONAL PROVISIONS. (The following additional provisions have not been approved by the Colorado Real Estate Commission.)
Because the verbiage in this form and the All Seasons, LLC Property Management Agreement are similar, it is understood by all parties that the All Seasons, LLC Property Management Agreement prevails.

26. ATTACHMENTS. The following are a part of this Landlord Listing Contract:
See Property Management Agreement

27. NO OTHER PARTY OR INTENDED BENEFICIARIES. Nothing in this Landlord Listing Contract is deemed to inure to the benefit of any person other than Landlord, Broker and Brokerage Firm.

28. NOTICE, DELIVERY AND CHOICE OF LAW.

28.1. Physical Delivery. All notices must be in writing, except as provided in § 28.2. Any document, including a signed document or notice, delivered to the other party to this Landlord Listing Contract, is effective upon physical receipt. Delivery to Landlord is effective when physically received by Landlord, any signator on behalf of Landlord, any named individual of Landlord or representative of Landlord.

28.2. Electronic Delivery. As an alternative to physical delivery, any document, including a signed document or written notice, may be delivered in electronic form only by the following indicated methods:

Landlord Initials _____

481 ☒ Facsimile ☒ E-mail ☒ Internet. If no box is checked, this § 28.2 is not applicable and § 28.1
482 governs notice and delivery. Documents with original signatures will be provided upon request of any party.

483 **28.3. Choice of Law.** This Landlord Listing Contract and all disputes arising hereunder are governed by
484 and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado
485 residents who sign a contract in this state for property located in Colorado.

486
487
488 **29. MODIFICATION OF THIS LANDLORD LISTING CONTRACT.** No subsequent modification of any of the
489 terms of this Landlord Listing Contract is valid, binding upon the parties, or enforceable unless made in writing
490 and signed by the parties.

491
492
493 **30. COUNTERPARTS.** This Landlord Listing Contract may be executed by each of the parties, separately,
494 and when so executed by all the parties, such copies taken together are deemed to be a full and complete
495 contract between the parties.

496
497
498 **31. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any
499 prior agreements, whether oral or written, have been merged and integrated into this Landlord Listing Contract.

500
501
502 **32. COPY OF CONTRACT.** Landlord acknowledges receipt of a copy of this Landlord Listing Contract
503 signed by Broker, including all attachments.

504
505
506 Brokerage Firm authorizes Broker to execute this Landlord Listing Contract on behalf of Brokerage Firm.

507
508
509 Landlord: _____ Date: _____

510
511
512 Broker: _____ Date: _____

513
514
515 *Matthew G. Rogers*

516
517
518 Brokerage Firm's Name: *All Seasons, LLC*

519
520
521 Address: *1610 S. Tejon Street Colorado Springs, CO 80905*

522
523
524 Ph: *(719) 632-3368* Fax: *(719) 632-4290* Email: *matt@all-seasons.com*

525
526
527 **LC57-8-13 EXCLUSIVE RIGHT-TO-LEASE LISTING CONTRACT**

CTM eContracts - © 2013 CTM Software Corp.



Denver Real Estate Moguls
Sean Gilliland
Ph: 720-841-1021

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission, (1D17-6-15) (Mandatory 1-17)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO LANDLORD
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, "landlord" includes the owner of the Property or sub-landlord and "tenant" includes subtenant.

Landlord's Agent: A landlord's agent (or Landlord listing agent) works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord or owner.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND LANDLORD

Broker and Landlord referenced below have NOT entered into a Landlord agency (listing agency) agreement. The working relationship specified below is for a specific property or properties described as:

Landlord understands that Landlord is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Landlord.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced herein, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The Brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☐ **Customer.** Broker is the tenant's agent and Landlord is a customer. Broker, as tenant's agent, intends to perform the following list of tasks: ☐ **Show** a property ☐ **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease. Broker is not the agent of Landlord.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Landlord.

Landlord consents to Broker's disclosure of Landlord's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Landlord, or use such information to the detriment of Landlord.

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

LANDLORD ACKNOWLEDGEMENT:

Landlord acknowledges receipt of this document on 12/30/2019.

Landlord: [Redacted] Date: 1/6/2020

Landlord: [Redacted] Date: 1/6/2020

BROKER ACKNOWLEDGEMENT:

On 12/30/2019, Broker provided Alison & Robert Hansen (Landlord) with this document via Internet and retained a copy for Broker's records.

Brokerage Firm's Name: Denver Real Estate Moguls

Initials _____



Denver Real Estate Moguls
Sean Gilliland
Ph: 720-841-1021

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDA55-5-09)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY, BUYER AGENCY, SELLER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DUTIES ADDENDUM
TO PROPERTY MANAGEMENT AGREEMENT
(Leasing Activities)**

☒ **LANDLORD AGENCY** ☐ **TRANSACTION-BROKERAGE**

This Brokerage Duties Addendum (Addendum) is made a part of the agreement for the management and leasing of the Property known as

(Property), which is dated 12/30/2019 between Brokerage Firm and Landlord (Agreement). This Addendum supplements the Agreement.

1. BROKER AND BROKERAGE FIRM.

☒ **1.1. Multiple-Person Firm.** If this box is checked, the individual designated by Brokerage Firm to perform leasing services for Landlord is called Broker. If more than one individual is so designated, then references in this Addendum to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **1.2. One-Person Firm.** If this box is checked, Broker is a real estate brokerage firm with only one licensed natural person. References to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall perform leasing services for Landlord.

2. DEFINED TERMS.

2.1. Landlord:

2.2. Brokerage Firm: Denver Real Estate Moguls

2.3. Broker: Sean Gilliland

shall act for or assist Landlord when performing leasing activities in the capacity as shown by the box checked at the top of this page 1.

perform the following **Uniform Duties** when working with Landlord:

3. BROKERAGE RELATIONSHIP.

3.1. If the Landlord Agency box at the top of page 1 is checked, Broker shall represent Landlord as a limited agent (Landlord's Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker shall act as a Transaction-Broker.

3.2. In-Company Transaction - Different Brokers. When Landlord and tenant in a transaction are working with different brokers, those brokers continue to conduct themselves consistent

Landlord Initials _____

with the brokerage relationships they have established. Landlord acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a tenant.

3.3. In-Company Transaction - One Broker. If Landlord and tenant are both working with the same broker, the parties agree the following applies:

3.3.1. Landlord's Agent. If the Landlord Agency box at the top of page 1 is checked, the parties agree the following applies:

3.3.1.1. Landlord Agency Only. Unless the box in § 3.3.1.2 (Landlord Agency Unless Brokerage Relationship with Both) is checked, Broker shall represent Landlord as Landlord's Agent and shall treat the tenant as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker shall disclose to such customer Broker's relationship with Landlord.

3.3.1.2. Landlord Agency Unless Brokerage Relationship with Both. If this box is checked, Broker shall represent Landlord as Landlord's Agent and shall treat the tenant as a customer, unless Broker currently has or enters into an agency or Transaction-Brokerage relationship with the tenant, in which case Broker shall act as a Transaction-Broker.

3.3.2. Transaction-Broker. If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker shall work with Landlord as a Transaction-Broker. A Transaction-Broker shall perform the duties described in § 4 and facilitate lease transactions without being an advocate or agent for either party. If Landlord and tenant are working with the same broker, Broker shall continue to function as a Transaction-Broker.

4. BROKERAGE DUTIES. Brokerage Firm, acting through Broker, as either a Transaction-Broker or a Landlord's Agent, shall perform the following Uniform Duties when working with Landlord:

4.1. Broker will exercise reasonable skill and care for Landlord, including, but not limited to the following:

- 4.1.1.** Performing the terms of any written or oral agreement with Landlord;
- 4.1.2.** Presenting all offers to and from Landlord in a timely manner regardless of whether the Property is subject to a lease or letter of intent to lease;
- 4.1.3.** Disclosing to Landlord adverse material facts actually known by Broker;
- 4.1.4.** Advising Landlord regarding the transaction and advising Landlord to obtain expert advice as to material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;
- 4.1.5.** Accounting in a timely manner for all money and property received; and
- 4.1.6.** Keeping Landlord fully informed regarding the transaction.

4.2. Broker shall not disclose the following information without the informed consent of Landlord:

- 4.2.1.** That Landlord is willing to accept less than the asking lease rate for the Property;
- 4.2.2.** What Landlord's motivating factors are to lease the Property;
- 4.2.3.** That Landlord will agree to lease terms other than those offered;
- 4.2.4.** Any material information about Landlord unless disclosure is required by law or failure to disclose such information would constitute fraud or dishonest dealing; or
- 4.2.5.** Any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property.

4.3. Landlord consents to Broker's disclosure of Landlord's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Landlord, or use such information to the detriment of Landlord.

4.4. Brokerage Firm may have agreements with other landlords to market and lease their property. Broker may show alternative properties not owned by Landlord to other prospective tenants and list competing properties for lease.

4.5. If all or a portion of the Property is subject to a lease, or letter of Intent to Lease, obtained by Broker, Broker shall not be obligated to seek additional offers to lease such portion of the Property.

4.6. Broker has no duty to conduct an independent inspection of the Property for the benefit of tenant and has no duty to independently verify the accuracy or completeness of statements made by Landlord or independent inspectors.

Landlord Initials _____

100 4.7. Landlord understands that Landlord shall not be liable for Broker's acts or omissions that
101 have not been approved, directed, or ratified by Landlord.

102
103 **5. ADDITIONAL DUTIES OF LANDLORD'S AGENT.** If the Landlord Agency box is checked,
104 Broker is Landlord's Agent, with the following additional duties:

- 105 5.1. Promoting the interests of Landlord with the utmost good faith, loyalty and fidelity.
106 5.2. Seeking rental rates and terms that are acceptable to Landlord.
107 5.3. Counseling Landlord as to any material benefits or risks of a transaction that are actually
108 known to Broker.

109
110 **6. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.**

111 **6.1. Broker's Obligations.** Colorado law requires a broker to disclose to any prospective
112 tenant all adverse material facts actually known by such broker including but not limited to adverse
113 material facts pertaining to the title to the Property, the physical condition of the Property, any material
114 defects in the Property, and any environmental hazards affecting the Property required by law to be
115 disclosed. These types of disclosures may include such matters as structural defects, soil conditions,
116 violations of health, zoning or building laws, and nonconforming uses and zoning variances. Landlord
117 agrees that any tenant may have the Property and Inclusions inspected and authorizes Broker to disclose
118 any facts actually known by Broker about the Property. Broker shall not be obligated to conduct an
119 independent investigation of the tenant's financial condition except as otherwise provided in the Agreement.

120 **6.1.1. Required Information to County Assessor.** Landlord consents that Broker
121 may supply certain information to the county assessor if the Property is residential and is furnished.

122 **6.2. Landlord's Obligations.**

123 **6.2.1. Landlord's Property Disclosure Form.** A landlord is not required by law to
124 provide any particular disclosure form. However, disclosure of known material latent (not obvious) defects
125 is required by law. Landlord ☐ Agrees ☒ Does Not Agree to provide a written disclosure of adverse
126 matters regarding the Property completed to the best of Landlord's current, actual knowledge.

127 **6.2.2. Lead-Based Paint.** Unless exempt, if the improvements on the Property
128 include one or more residential dwellings for which a building permit was issued prior to January 1, 1978, a
129 completed Lead-Based Paint Disclosure (Rental) form must be signed by Landlord and the real estate
130 licensees, and given to any potential buyer in a timely manner.

131 **6.2.3. Carbon Monoxide Alarms.** Landlord acknowledges that, unless exempt, if
132 the Premises includes one or more rooms lawfully used for sleeping purposes (Bedroom), an operational
133 carbon monoxide alarm must be installed within fifteen feet of the entrance to each Bedroom or in a location
134 as required by the applicable building code, prior to offering the Property for sale or lease.

135
136 **7. ADDITIONAL AMENDMENTS:**

137

138

139

140 _____ Date: 1/6/2020
Landlord: _____

141

142 _____ Date: 1/6/2020
Landlord: _____

143

Landlord Initials _____



Denver Real Estate Moguls
Sean Gilliland
Ph: 720-841-1021

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(104X-E-D4)

Lead-Based Paint Obligations of Landlord

Landlord acknowledges the following obligations, which shall be completed before the tenant is obligated under any contract to lease the Property. There is no obligation of Landlord to conduct any evaluation or reduction activities.

1. Landlord shall provide the required lead warning statement set forth on the lead-based paint disclosure form.
2. Landlord shall provide the tenant with the EPA-approved lead hazard information pamphlet "Protect Your Family From Lead in Your Home".
3. Landlord shall disclose to the tenant and the real estate licensee(s) the presence of any known lead-based paint and/or lead-based paint hazards in the Property being leased. Landlord shall also disclose any additional information available to Landlord concerning the known lead-based paint and/or lead-based paint hazards such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.
4. Landlord shall disclose to each real estate licensee the existence of any available records or reports. Landlord shall also provide the tenant with any records or reports available to Landlord pertaining to lead-based paint and/or lead-based paint hazards in the Property being leased. This requirement includes records and reports regarding common areas. This requirement also includes records and reports regarding other residential dwellings in multifamily target housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the building as a whole. If no such records or reports are available, Landlord shall so indicate.
5. Landlord must sign and date the Lead-Based Paint Disclosure, certifying to the accuracy of Landlord's statements, to the best of Landlord's knowledge.

If any of the disclosure activities identified above occurs after the tenant has provided an offer to purchase the Property, Landlord shall complete the required disclosure activities prior to accepting the tenant's offer and allow the tenant an opportunity to review the information and possibly amend the offer.

Landlord is required to retain a copy of the completed Lead-Based Paint Disclosure for 3 years from the commencement of the leasing period.

Property known as No. **1361 Syracuse Street, Denver, CO 80220**

Landlord: _____ Date: **1/6/2020**

Landlord: **Alison H...** Date: **1/6/2020**



Denver Real Estate Moguls
Sean Gilliland
Ph: 720-841-1021

The printed portions of this form except differentiated additions, have been approved by the Colorado Real Estate Commission. (LP 46-9-12)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

Lead-Based Paint Disclosure (Rentals)

Attachment to Residential Lease or Rental Agreement for the Premises known as:

1361 Syracuse Street, Denver, CO 80220

WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY

Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs, and a base penalty up to \$11,000 (plus adjustment for inflation). The current penalty is up to \$18,000 for each violation.

Disclosure for Target Housing Rentals and Leases

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards.

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, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure to Tenant and Real Estate Licensee(s) and Acknowledgment

1. Landlord acknowledges that Landlord has been informed of Landlord's obligations. Landlord is aware that Landlord must retain a copy of this disclosure for not less than three years from the commencement of the leasing period.
2. Presence of lead-based paint and/or lead-based paint hazards (check one box below):
 - ☒ Landlord has no knowledge of any lead-based paint and/or lead-based paint hazards present in the housing.
 - ☐ Landlord has knowledge of lead-based paint and/or lead-based paint hazards present in the housing (explain):
3. Records and reports available to Landlord (check one box below):
 - ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
 - ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Tenant's Acknowledgment

4. Tenant has read the Lead Warning Statement above and understands its contents.
5. Tenant has received copies of all information, including any records and reports listed by Landlord above.
6. Tenant has received the pamphlet "Protect Your Family From Lead In Your Home".

Real Estate Licensee's Acknowledgment

LP46-10-12 LEAD-BASED PAINT DISCLOSURE (Rentals)

Page 1 of 2

Initials _____



Denver Real Estate Moguls
Sean Gilliland
Ph: 720-841-1021

THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS PREPARED BY Frascona, Joiner, Goodman and Greenstein, P.C. (303-494-3000) AS LEGAL COUNSEL FOR Denver Real Estate Moguls. ©2019 All rights reserved.

COLORADO MOLD DISCLOSURE ADDENDUM

12/30/2019

1. Properties in Colorado may have either toxic (harmful) or non-toxic (not harmful) mold.
2. There is a good probability that mold exists in the next property that you will buy or rent.
3. Generally, new homeowner's and renter's insurance policies are excluding loss due to mold.
4. Some types of mold can cause serious health problems and even death for certain individuals.
5. Not all types of mold are visible on the surface, as a lot of mold exists behind the drywall or in an attic or crawl space.
6. Neither the buyer or tenant nor their Broker is qualified to inspect a house for mold. Broker and Brokerage Firm are not responsible for the inspection of the property in general or for the presence of mold specifically.
7. Broker and Brokerage Firm strongly recommend that a prospective buyer or tenant obtain an inspection of the property by an engineer or home inspector that will look to the extent s/he can for mold and other potential defects, and that a prospective buyer do so before expiration of the **Inspection Objection Deadline** set forth in the buyer's Contract to Buy and Sell Real Estate, or before expiration of the **Inspection Termination Deadline** if such Contract contains no applicable **Inspection Objection Deadline**.
8. If a more thorough inspection is required by the buyer or tenant, then a buyer or tenant may elect to have an environmental expert inspect the house.
9. Some hints of possible mold are: standing water, prior water problems or leaks, floods or construction of improvements with rain or snow present, and the use of artificial stucco.

Brokerage Firm: **Denver Real Estate Moguls**

Broker: 

Date: **12/30/2019**



Date: **1/6/2020**

Seller: 

CONTACT INFORMATION



- PRESIDENT / REALTOR

Sean J. Gilliland

720-841-1021

sean@denverrealestatemoguls.com

- VICE PRESIDENT /REALTOR

Tasha Dunbar

720-722-2115

Denverrealestatemoguls@hotmail.com

- BUSINESS DEVELOPMENT SPECIALIST

Art Romero

720-309-3051

artdrem7@gmail.com

- REAL ESTATE BROKER

Liana Wood

303-949-2311

lele333@hotmail.com

- OFFICE PHONE NUMBER/EMERGENCY LINE

Office

720-284-4411

Emergency

303-284-4411 (push # 1)