

**RESIDENTIAL LEASE**

RL

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES	
TENANT(S): _____	LANDLORD(S): <u>Ralph Hunsberger, Ina Hunsberger</u>
TENANT'S MAILING ADDRESS: _____	LANDLORD'S MAILING ADDRESS: <u>155 Upper Church Rd, Chalfont, Pa 18914</u>
<b>TENANT'S EMERGENCY CONTACT INFORMATION</b>	
Name _____	Relationship _____ Phone(s) _____

PROPERTY	
Property Address _____	<u>157 Upper Church Rd</u>
Unit _____	ZIP <u>18914</u>
in the municipality of _____	<u>New Britain Township</u> , County of <u>Bucks</u>
in the School District of _____	<u>Central Bucks</u> , in the Commonwealth of Pennsylvania.

TENANT'S RELATIONSHIP WITH PA LICENSED BROKER	
<input checked="" type="checkbox"/> <b>No Business Relationship (Tenant is not represented by a broker)</b>	
Broker (Company) _____	Licensee(s) (Name) _____
Company Address _____	Direct Phone(s) _____
Company Phone _____	Cell Phone(s) _____
Company Fax _____	Fax _____
Broker is:	Email _____
<input type="checkbox"/> Tenant Agent (Broker represents Tenant only)	Licensee(s) is:
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Tenant Agent with Designated Agency
	<input type="checkbox"/> Tenant Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Tenant)	

LANDLORD'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> <b>No Business Relationship (Landlord is not represented by a broker)</b>	
Broker (Company) <u>Long and Foster Real Estate</u>	Licensee(s) (Name) <u>Derek F. Posch</u>
Company Address <u>860 Penllyn-Blue Bell Pike</u>	Direct Phone(s) _____
<u>Blue Bell, Pa 19422</u>	Cell Phone(s) <u>(215) 407-7471</u>
Company Phone <u>(215) 654-5900</u>	Fax _____
Company Fax <u>(215) 654-5901</u>	Email <u>Derek.Posch@LNF.com</u>
Broker is:	Licensee(s) is:
<input checked="" type="checkbox"/> Landlord Agent (Broker represents Landlord only)	<input checked="" type="checkbox"/> Landlord Agent with Designated Agency
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Landlord Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Landlord)	

DUAL AND/OR DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Tenant and Landlord in the same transaction. A Licensee is a Dual Agent when a Licensee represents Tenant and Landlord in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Tenant and Landlord. If the same Licensee is designated for Tenant and Landlord, the Licensee is a Dual Agent.	
By signing this Agreement, Tenant and Landlord each acknowledge having been previously informed of, and consented to, dual agency, if applicable.	

Tenant Initials: RP / IH

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Landlord Initials: RP / IH

Pennsylvania Association of Realtors®

12/13

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THIS FORM SHOULD NOT BE USED FOR THE LEASE OF A MANUFACTURED HOME

Long &amp; Foster Real Estate - Blue Bell 2, 860 Penllyn Blue Bell Pike Blue Bell, PA 19422

Phone: 215-654-5900/5944

Fax:

Hunsberger

Derek Posch

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

1. LEASE DATE AND RESPONSIBILITIES

This Lease for the Property, dated September 20, 2015, is between the Landlord and the Tenant. Each Tenant is individually responsible for all of the obligations of this Lease, including Rent, fees, damages and other costs.

2. CO-SIGNERS

Co-signers: \_\_\_\_\_

Each Co-signer is individually responsible for all obligations of this Lease, including Rent, late fees, damages and other costs. Co-signers do not have the right to occupy the Property as a tenant without the Landlord's prior written permission.

3. PROPERTY CONTACT INFORMATION

Rental Payments (see Paragraph 6(I) for additional information)

Payable to: Ina Hunsberger Phone: (215) 249-3774 Fax: \_\_\_\_\_
Address: 155 Upper Church Rd Chalfont, Pa 18914

Maintenance Requests

Contact: Ralph or Ina Hunsberger Phone: (215) 249-3774 Fax: \_\_\_\_\_

Address: Same as above

Email \_\_\_\_\_ Website \_\_\_\_\_

Emergency Maintenance Contact

Contact: Same as above Phone \_\_\_\_\_

Email \_\_\_\_\_ Website \_\_\_\_\_

4. STARTING AND ENDING DATES OF LEASE (also called "Term")

(A) Starting Date: November 1, 2015, at 12 [ ] a.m. [x] p.m.

(B) Ending Date: October 31, 2016, at 12 [ ] a.m. [x] p.m.

5. RENEWAL TERM

(A) Unless checked below, this Lease will AUTOMATICALLY RENEW for a Renewal Term of \_\_\_\_\_ (month-to-month if not specified) at the Ending Date of this Lease or at the end of any Renewal Term unless proper notice is given. Proper notice requires Tenant or Landlord to give at least 60 days (28 if not specified) written notice before Ending Date or before the end of any Renewal Term.

[ ] This Lease will TERMINATE on the Ending Date unless extended in writing.

(B) If notice is given later than required, Rent is due for the entirety of the Renewal Term.

(C) Any renewal will be according to the terms of this Lease or any written changes to it.

6. RENT

(A) Rent is due in advance, without demand, on or before the 15th day of each month (Due Date).

(B) The amount of Total Rent due during the Term is: \$21,000.00

(C) The Rent due each month is: \$1,750.00

(D) If Rent is more than \_\_\_\_\_ days (5 if not specified) late (Grace Period), Tenant pays a Late Charge of: \$175.00

(E) All other payments due from Tenant to Landlord, including Late Charges or utility charges, are considered to be Additional Rent. Failure to pay this Additional Rent is a breach of the Lease in the same way as failing to pay the regular Rent.

(F) Tenant agrees that all payments will be applied against outstanding Additional Rent that is due before they will be applied against the current Rent due. When there is no outstanding Additional Rent, prepayment will be applied to the month's Rent that would be due next.

(G) Tenant will pay a fee of \$50.00 \_\_\_\_\_ for any payment that is returned or declined by any financial institution for any reason. If payment is returned or declined, the Grace Period does not apply and the Late Charges will be calculated from the Due Date. Any Late Charges will continue to apply until a valid payment is received.

(H) Landlord will accept the following methods of payment: ( [ ] Cash ) ( [x] Money Order ) ( [x] Personal Check ) ( [ ] Credit Cards ) ( [x] Cashier's Check ) ( [ ] Other: \_\_\_\_\_ )

Landlord can change the acceptable methods of payment if a method fails (check bounces, credit card is declined, etc.).

(I) The first \$1,750.00 of Rent due will be made payable to Long & Foster Real Estate (Broker for Landlord, if not specified). Security Deposit will be made payable to Landlord, or Landlord's representative.

(J) The Security Deposit may not be used to pay Rent during the Term or Renewal Term of this Lease.

7. PAYMENT SCHEDULE

(A) Security Deposit will be held in escrow by Landlord, unless otherwise stated here \_\_\_\_\_ at (financial institution); Financial institution Address: \_\_\_\_\_

Table with 4 columns: Description, Due Date, Paid, Due. Rows include Security Deposit, First month's Rent, Other: Last Month Rent, Total Rent and security deposit received to date, Total amount due.

Tenant Initials: [Signature]

Landlord Initials: [Signature]

8. RETURN OF SECURITY DEPOSITS

- (A) When Tenant moves from the Property, Tenant will return all keys and give Landlord written notice of Tenant's new mailing address where Landlord can return the Security Deposit.
- (B) Within 30 days after Tenant moves from the Property, Landlord will give Tenant a written list of any damage to the Property for which the Landlord claims Tenant is responsible.
- (C) Landlord may deduct repair costs and any unpaid Rent and Additional Rent from Tenant's Security Deposit. Any remaining Security Deposit will be returned to Tenant within 30 days after Tenant moves from the Property.

9. USE OF PROPERTY AND AUTHORIZED OCCUPANTS

- (A) Tenant will use Property as a residence ONLY.
- (B) Not more than 4 people will live at the Property. List all other occupants who are not listed as Tenants in this Lease:
 

Name _____	<input type="checkbox"/>	18 or older		Name _____	<input type="checkbox"/>	18 or older
Name _____	<input type="checkbox"/>	18 or older		Name _____	<input type="checkbox"/>	18 or older
Service animals: Type _____		Breed _____		Name _____		

Additional information is attached

10. POSSESSION

- (A) Tenant may move in (take possession of the Property) on the Starting Date of this Lease.
- (B) If Tenant cannot move in within \_\_\_\_\_ days (0 if not specified) after Starting Date because the previous tenant is still there or because of property damage, Tenant's exclusive rights are to:
  1. Change the Starting Date of the Lease to the day when Property is available. Tenant will not owe or be charged Rent until Property is available; OR
  2. End the Lease and have all money already paid as Rent, Additional Rent or Security Deposit returned, with no further liability on the part of Landlord or Tenant.

11. LANDLORD'S RIGHT TO ENTER

- (A) Tenant agrees that Landlord or Landlord's representatives may enter the Property at reasonable hours to inspect, repair, or show the Property. Tenant does not have to allow possible tenants or other licensees to enter unless they are with the Landlord or Landlord's representative, or they have written permission from the Landlord.
- (B) When possible, Landlord will give Tenant \_\_\_\_\_ hours (24 if not specified) notice of the date, time, and reason for the visit.
- (C) In emergencies, Landlord may enter Property without notice. If Tenant is not present, Landlord will notify Tenant who was there and why within 72 hours (24 if not specified) of the visit. Showing the property is not considered an emergency.
- (D) Landlord may put up For Sale or For Rent signs, use lock boxes, and take pictures and video on or near Property.

12. RULES AND REGULATIONS

- (A)  Rules and Regulations for use of the Property and common areas are attached.  
 Homeowners Association or Condominium rules and regulations for the Property are attached.
- (B) Any violation of the Rules and Regulations is a breach of this Lease.
- (C) Landlord may create or modify the Rules and Regulations if the change benefits the Tenant or improves the health, safety, or welfare of others. Landlord agrees to provide all changes to Tenant in writing.
- (D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.
- (E) If any fine is imposed on Landlord because of the actions of Tenant, or Tenant's family or guests, Tenant will reimburse the Landlord or pay the fine. Any unpaid fines will be considered Additional Rent.

13. PETS

Tenant will not keep or allow any pets on any part of the Property, unless checked below. Service animals are not pets.  
 Tenant may keep pets with Landlord's written permission according to the terms of the attached Pet Addendum and/or Rules and Regulations.

14. CONDITION OF PROPERTY AT MOVE IN

Tenant has inspected the Property and agrees to accept the Property "as-is," except for the following: \_\_\_\_\_

15. APPLIANCES INCLUDED

(  Stove ) (  Refrigerator ) (  Dishwasher ) (  Washer ) (  Dryer ) (  Garbage Disposal ) (  Microwave )  
 (  Air Conditioning Units - Number: \_\_\_\_\_ ) (  Other \_\_\_\_\_ )

Landlord is responsible for repairs to appliances listed above unless otherwise stated here: Tenant is responsible for the first \$100 towards any appliance repair after 60 days possession of the property and the tenant will be responsible for 100% of any repair or replacement of any appliance if the cause is due to tenant neglect or abuse.

Tenant Initials:                     

Landlord Initials:

16. UTILITIES AND SERVICES

Landlord and Tenant agree to pay for the charges for utilities and services provided for the Property as marked below. If a service is not marked as being paid by the Landlord, it is the responsibility of Tenant to pay for that service. Landlord is not responsible for loss of service if interrupted by circumstances beyond the Landlord's control. Utility accounts paid by Tenant must remain active in Tenant's name until the end of the Lease Term. Tenant will notify Landlord if Tenant receives any notices from utility companies of a pending termination of service. Tenant will be in default of this Lease if all utilities and services for which the tenant is responsible do not remain active.

Landlord	Tenant		Landlord	Tenant	
pays	pays		pays	pays	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooking Gas/Fuel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Conditioning
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable/Satellite Television
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heat <u>Oil</u> (type)	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Homeowners Association Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Water <u>Electric</u> (type)	<input type="checkbox"/>	<input type="checkbox"/>	Parking Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cold Water	<input type="checkbox"/>	<input type="checkbox"/>	Maintenance of Common Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Removal	<input type="checkbox"/>	<input type="checkbox"/>	Pest/Rodent Control
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recycling Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bed Bugs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewage Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Snow/Ice Removal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telephone Service
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heater Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn and Shrubbery Care
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Perimeter house weeding</u>

Comments: Tenant must buy oil thru landlords oil supplier for landlord covered heater maintena

17. TENANT'S CARE OF PROPERTY

- (A) Tenant will:
1. Keep the Property clean and safe.
  2. Dispose of all trash, garbage and any other waste materials as required by Landlord and the law.
  3. Use care when using any of the electrical, plumbing, heating, ventilation or other facilities or appliances on the Property, including any elevators.
  4. Notify Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
  5. Obey all federal, state, and local laws that relate to the Property.
  6. Clean up after service animals on the Property, including common areas.
- (B) Tenant will not:
1. Keep any flammable, hazardous or explosive materials on the Property.
  2. Destroy, damage or deface any part of the Property or common areas.
  3. Disturb the peace and quiet of other tenants or neighbors.
  4. Make changes to the property, such as painting or remodeling, without the written permission of Landlord. Tenant agrees that any changes or improvements made will belong to the Landlord.
  5. Perform any maintenance or repairs on the Property unless otherwise stated in the Rules and Regulations, if any.
- (C) Tenant will have breached this Lease and will be responsible for damages if Tenant does not comply with (A) and (B).
- (D) **Tenant is responsible to pay the costs for repairing any damage that is the fault of Tenant, Tenant's family, guests, and/or service animals.**

18. DETECTORS AND FIRE PROTECTION SYSTEMS

- (A) Landlord has installed (  Smoke Detectors) (  Carbon Monoxide Detectors) (  Fire Extinguishers) in the Property. Tenant will maintain and regularly test detectors to be sure they are in working order, and will replace detector batteries as needed.
- (B) Tenant will immediately notify Landlord or Landlord's agent of any broken or malfunctioning detectors.
- (C) Failure to properly maintain detectors, replace detector batteries or notify Landlord or Landlord's representative of any broken or malfunctioning detectors is a breach of this Lease.
- (D) Landlord may provide additional fire protection systems for the benefit of Tenant. Responsibility for maintaining these systems is stated in the Rules and Regulations, if any.
- (E) Tenant will pay for damage to the Property if Tenant fails to maintain or misuses detectors or other fire protection systems.

19. DESTRUCTION OF PROPERTY

- (A) Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by any other cause. Tenant will immediately notify Landlord or Landlord's representative of any condition in the Property that could severely damage or destroy the Property.
- (B) If Tenant, their family or guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will continue to pay rent, even if Tenant cannot occupy the Property.
- (C) If the Property is severely damaged or destroyed for any reason that is not the fault of Tenant:
1. Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenant and Landlord until the damage is repaired, OR
  2. If the law does not allow Tenant to live on the Property, this Lease is ended.
- (D) If Lease is ended, Landlord will return any unused security deposit to Tenant.

Tenant Initials: [Signature]

Landlord Initials: [Signature] / [Signature]

20. LEAD-BASED PAINT HAZARD DISCLOSURES FOR PROPERTY BUILT BEFORE 1978

- Property was built in or after 1978. This paragraph does not apply.
[X] Property was built before 1978. Landlord and Tenant must provide information in this paragraph.

Lead Hazards Disclosure Requirements

The Residential Lead-Based Paint Hazard Reduction act says that any Landlord of property built before 1978 must give the Tenant an EPA pamphlet titled Protect Your Family From Lead in Your Home. The Landlord also must tell the Tenant and the Broker for Landlord what the Landlord knows about lead-based paint and lead-based paint hazards that are in or on the property being rented. Landlord must tell the Tenant how the Landlord knows that lead-based paint and lead-based paint hazards are on the property, where the lead-based paint and lead-based paint hazards are, and the condition of the painted surfaces. Any Landlord of a pre-1978 structure must also give the Tenant any records and reports that the Landlord has or can get about lead-based paint or lead-based paint hazards in or around the property being rented, the common areas, or other dwellings in multi-family housing. It is also required that the EPA pamphlet be given to tenants before the Landlord starts any major renovations on a pre-1978 structure. The Act does not apply to housing built in 1978 or later.

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 taken care of 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 lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

(A) Landlord does not know of any lead-based paint or lead-based paint hazards on the Property unless stated below:

Landlord knows that there is lead-based paint, or that there are lead-based paint hazards on the Property. Landlord must explain what Landlord knows about the lead-based paint and hazards, including how Landlord learned that it is there, where it is, and the condition of painted walls, trim and other surfaces. Landlord must give Tenant any other information Landlord has about the lead-based paint and lead-based paint hazards.

(B) Landlord has no reports or records about lead-based paint or lead-based paint hazards on the Property unless stated below:

Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on the Property. List records and reports:

(C) Tenant initial all that are true:

- Tenant has received the pamphlet Protect Your Family From Lead in Your Home.
Tenant has read the information given by Landlord in paragraph 20 (A) and (B) above, if any.
Tenant has received all records and reports that Landlord listed in paragraph 20 (B) above, if any.

(D) Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge.

21. INSURANCE AND RELEASE

- Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property.
[X] IF CHECKED, Tenant must have insurance policies providing at least \$ 25,000.00 property insurance and \$ 300,000.00 liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide proof of insurance upon request. Tenant will notify Landlord within 10 days of changes to or cancellation of these policies.
(B) Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.
(C) Tenant is responsible for any loss to Landlord caused by Tenant, Tenant's family or Tenant's guests, including attorney's fees associated with that loss.

22. HOLDOVER TENANTS

If Tenant occupies the Property after the Ending Date or end of any Renewal Term, Tenant will be considered a holdover tenant and will be causing the Landlord damages. These damages will be equal to 3 times the monthly Rent plus any lodging expenses of the new occupant, eviction costs and attorney fees, paid on a daily basis without demand.

23. TENANT ENDING LEASE EARLY

Tenant may not end this Lease and move out of the Property before the Ending Date of the Lease or any Renewal Term UNLESS Tenant does ALL of the following:

- (A) Tenant continues to pay all Rent until the Ending Date of the Lease, or any Renewal Term, or until a new tenant is approved by Landlord and a new lease takes effect, whichever happens first, AND
(B) Tenant gives Landlord at least 60 days written notice, AND
(C) Tenant pays Landlord a Termination Fee of one month rent.

24. ABANDONMENT

- (A) Tenant has abandoned the Property if:
1. Tenant has physically vacated the premises, removed substantially all personal property, OR
2. A court grants the Landlord possession of the Property.
(B) If Tenant abandons Property while Rent is due and unpaid, Landlord may take possession of the Property and immediately rent the Property to another tenant.

Tenant Initials: [Handwritten initials]

Landlord Initials: [Handwritten initials]



33. SPECIAL CLAUSES

(A) The following are part of this Lease if checked:

- Change of Lease Terms Addendum (PAR Form CLT)
- Pet Addendum (PAR Form PET)
- General Addendum outlining rules and regulations
- Oil Clause Addendum

(B) Additional Terms:

Landlord and Tenant agree that the second months rent will not be due until December 15, 2015.

Landlord and tenant agree that tenant will be responsible for the first \$100 towards any repair to the property not caused by a force of nature, ie: wind, hail, lightning, rain etc. preexisting defect, or structural condition unless damage is due to tenant neglect in which case the tenant will be responsible for 100% of any repair or replacement.

NOTICE BEFORE SIGNING: If Tenant or Landlord has legal questions, Tenant or Landlord is advised to consult an attorney.

(Landlord Initials) If Landlord is represented by a licensed real estate broker, Landlord acknowledges receipt of the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and/or §35.337.

(Tenant Initials) If Tenant is represented by a licensed real estate broker, Tenant acknowledges receipt of the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and/or §35.337.

By signing below, Landlord and Tenant acknowledge that they have read and understand the notices and explanatory information set forth in this Lease.

A property manager may be acting as an agent for Landlord and may execute this Lease on the Landlord's behalf.

TENANT	<small>DocuSigned by:</small> <i>[Signature]</i>	9/25/2015	DATE	_____
TENANT	<small>DocuSigned by:</small> <i>[Signature]</i>	9/28/2015	DATE	_____
TENANT	<small>DocuSigned by:</small> <i>[Signature]</i>		DATE	_____
TENANT			DATE	_____
CO-SIGNER			DATE	_____
CO-SIGNER			DATE	_____
LANDLORD	<small>DocuSigned by:</small> <i>Ralph Hunsberger</i>	Ralph Hunsberger	DATE	9/29/2015
LANDLORD	<small>DocuSigned by:</small> <i>Ina Hunsberger</i>	Ina Hunsberger	DATE	9/29/2015
BY				

Brokers'/Licensees' Certifications By signing here, Brokers and Licensees involved in this transaction certify that: (1) The information given about Lead-Based Paint is true to the best of their knowledge; AND (2) They have told Landlord of Landlord's responsibilities under the Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. §4852d), described in the Lead Hazard Disclosure Requirements (see Lead-Based Paint Hazard Notice). Brokers and Licensees must make sure that Landlord gives Tenant the information required by the Act.

BROKER FOR LANDLORD (Company Name) Long and Foster Real Estate  
ACCEPTED BY *Derek P. Posch* DATE 9/29/2015

BROKER FOR TENANT (Company Name)  
ACCEPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD TRANSFERS LEASE TO A NEW LANDLORD

As part of payment received by Landlord, \_\_\_\_\_ (current Landlord) now transfers to \_\_\_\_\_ (new landlord) his heirs and estate, this Lease and the right to receive the Rents and other benefits.

CURRENT LANDLORD	_____	DATE	_____
CURRENT LANDLORD	_____	DATE	_____
NEW LANDLORD	_____	DATE	_____
NEW LANDLORD	_____	DATE	_____





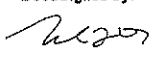
## OIL CLAUSE ADDENDUM TO LEASE

157 Upper Church Rd. Chalfont, Pa 18914

**Tenant will only use home heating oil designed for oil fired furnaces and no other lower grade substitute.**


**Landlord and tenant acknowledge that on November 1, 2015 upon tenant taking possession of property there is approximately 3/8 of a tank of fuel oil. Tenant agrees that upon termination of the lease tenant shall deliver premises to the Landlord with approximately 3/8 tank of fuel oil. If tenant fails to refill fuel oil tank to agreed level landlord will deduct cost from the tenants security deposit at the prevailing per gallon rate of fuel oil. If at the time of the tenants move-out upon satisfaction of all other lease terms the tank contains a minimum of 1/8 of a tank over the amount of oil recorded at move-in the landlord agrees to reimburse the tenant at the documented per gallon rate at which it was purchased.**

**In the event that the Tenant runs out of fuel oil and the heater shuts off, Tenant shall notify Landlord immediately. Tenant shall be responsible for the cost to service and refire the furnace.**

DocuSigned by:  
  
D64E7E520BB64E6...

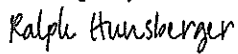
11/1/2015

Date \_\_\_\_\_

DocuSigned by:  
  
2001AD6C4D2F428...

11/7/2015

Date \_\_\_\_\_

DocuSigned by:  
  
F2DE14368646473...

11/8/2015

Date \_\_\_\_\_

**Landlord Ina and Ralph Hunsberger**