RESIDENTIAL LEASE

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

PAR	TIES			
TENANT(S):	LANDLORD(S): Ralph Hunsberger, Ina Hunsberger			
TENANT'S MAILING ADDRESS:	LANDLORD'S MAILING ADDRESS:			
	155 Upper Church Rd, Chalfont, Pa 18914			
TENANT'S EMERGENCY	CONTACT INFORMATION			
Name Relationship				
PROP	ERTY			
Property Address 1.57	Upper Church Rd			
	Unit ZIP 18914 ,			
in the municipality of New Britain Townsh	ip , County of Bucks ,			
in the School District of Central Buck	cs , in the Commonwealth of Pennsylvania.			
PAYER I WARRA SERVE I PRO A SAME	WALL D. L. LOSSICON NO. CONT.			
	VITH PA LICENSED BROKER			
☑ No Business Relationship (Tenant is not represented by a br				
Broker (Company)	Licensee(s) (Name)			
Company Address	Direct Phone(s)			
Command Disease	Cell Phone(s)			
Company Phone	Fax			
Company Fax Broker is:	Email Licensee(s) is:			
☐ Tenant Agent (Broker represents Tenant only)	Tenant Agent with Designated Agency			
Dual Agent (See Dual and/or Designated Agent box below)	Tenant Agent with Designated Agency			
Data rigoni (000 Data and/of Designated rigoni 00% 00%04)	Dual Agent (See Dual and/or Designated Agent box below)			
☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Tenant)				
I Transaction Licensee (Broker and Licensee(s) pro	vide real estate services but do not represent Tenant)			
LANDLORD'S RELATIONSHIP	WITH PA LICENSED BROKER			
☐ No Business Relationship (Landlord is not represented by a				
Broker (Company) Long and Foster Real Estate	Licensee(s) (Name)Derek F. Posch			
Bloker (Company) Hong and Foster Rear Estate	Licensec(s) (Name) Deler F. Posch			
Company Address 860 Penllyn-Blue Bell Pike	Direct Phone(s)			
Blue Bell, Pa 19422	Cell Phone(s) (215) 407-7471			
Company Phone (215) 654-5900	Fax			
Company Fax (215) 654-5901	Email Derek. Posch@LNF.com			
Broker is:	Licensee(s) is:			
☐ Dual Agent (See Dual and/or Designated Agent box below)	☐ Landlord Agent without Designated Agency			
	☐ Dual Agent (See Dual and/or Designated Agent box below)			
☐ Transaction Licensee (Broker and Licensee(s) pro	vide real estate services but do not represent Landlord)			
DUAL AND/OR DES	IGNATED AGENCY			
A Broker is a Dual Agent when a Broker represents both Tenant and Licensee represents Tenant and Landlord in the same transaction. All				
rate Designated Agents for Tenant and Landlord. If the same Licensee is of	designated for Tenant and Landlord, the Licensee is a Dual Agent.			
By signing this Agreement, Tenant and Landlord each acknowled agency, if applicable.	edge having been previously informed of, and consented to, dual			
Fenant Initials RL Pag	e 1 of 7 Landlord Initials: /			
	Landing America			

Pennsylvania Association of Realtors

12/13

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1.		ASE DATE AND RESPONSIBILITIES					
	indi	s Lease for the Property, dated September 20, 201 vidually responsible for all of the obligations of this Lease, including	, is between the	e Landlord and the	ne Tenant. Each Tenant is		
2.		-SIGNERS	ig Neitt, ices, damages and o	uiei cosis.			
		signers:					
	Eac	h Co-signer is individually responsible for all obligations of the	is Lease, including Rent, l	late fees, damag	es and other costs. Co-		
	sign	ters do not have the right to occupy the Property as a tenant without	the Landlord's prior written	permission.			
3.		OPERTY CONTACT INFORMATION		-			
	~	tal Payments (see Paragraph 6(I) for additional information)					
	Paya	able to: Ina Hunsberger bress: 155 Upper Church Rd Chalfont, Pa 18914	Phone: (215) 249-37	74 Fax:			
	Moi	intenance Requests					
			Phone: (215) 249-37	74 Fox:			
		ress: Same as above					
	Ema	iil	Website				
	Eme	ergency Maintenance Contact					
		tact: Same as above	Phone				
	Ema		website				
4.	STA	ARTING AND ENDING DATES OF LEASE (also called "Term"	,				
	(A)	Starting Date: November 1, 20 Ending Date: October 31, 201	15	, at12	[] a.m. 🗓 p.m.		
5.	(B)	NEWAL TERM	,6	, at12	a.m. X p.m.		
٥.	(A)	Unless checked below, this Lease will AUTOMATICALLY REN	EW for a Danawal Tarm of		(ma = m42)		
	(2.4)	to-month if not specified) at the Ending Date of this Lease of			(month-		
		Proper notice requires Tenant or Landlord to give at least	of days (28 if not spe	cified) written n	otice before Ending Date		
		or before the end of any Renewal Term.		,			
		☐ This Lease will TERMINATE on the Ending Date unless exter					
		If notice is given later than required, Rent is due for the entirety of					
_	(C)		ritten changes to it.				
6.	REN (A)		oth day of each month	(D. D.)			
	(B)	The amount of Total Rent due during the Term is: \$21,000.00		i (Due Daie).			
	(C)	The Rent due each month is: \$1,750.00					
	(D)	If Rent is more than days (5 if not specified) late (Grac	e Period). Tenant pays a Late	e Charge of: \$17	5.00		
	(E)	All other payments due from Tenant to Landlord, including La	te Charges or utility charge	es, are considere	d 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	he regular Rent.			
	(F)	Tenant agrees that all payments will be applied against out	standing Additional Rent t	hat is due befo	re they will be applied		
		against the current Rent due. When there is no outstanding Ad	ditional Rent, prepayment	will be applied t	to the month's Rent that		
	(G)	would be due next. Tenant will pay a fee of \$50.00		C			
	(U)	declined by any financial institution for any reason. If paymer	at is returned or declined t	ho Green Period	ment that is returned or		
		Late Charges will be calculated from the Due Date. Any Late Cha	rges will continue to apply i	intil a valid navn	r does not appry and me sent is received		
	(H)	(H) Landlord will accept the following methods of payment: (\(\subseteq \text{Cash} \) (\(\subseteq \text{Money Order} \) (\(\subseteq \text{Personal Check} \)					
		(☐ Credit Cards) (☐ 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 pay	able to Long & Foster	Real Estate	<u> </u>		
	(T)	(Broker for Landlord, if not specified). Security Deposit will be n	nade payable to Landlord, or	Landlord's repre	sentative.		
~	(J)	The Security Deposit may not be used to pay Rent during the Terr MENT SCHEDULE	n or Renewal Term of this L	ease.			
7.	(A)	Security Deposit will be held in escrow by Landlord, unless other	wise stated hore				
	(23)	at (financial institution):	wise stated flere				
		at (financial institution): Financial institution Address:					
			Due Date	Paid	Due		
		Security Deposit: Certified or cashiers ck	11/01/2015 \$		\$ 1,750.00		
	(B)	First month's Rent:	09/21/2015 \$		\$ 1,750.00		
	(C)	Other: Last Month Rent	12/31/2015 \$		\$ 1,750.00		
	(D)	Other:	<u> </u>		\$		
		Total Rent and security deposit received to date: Total amount due:	\$_				
		A VIOLE MANUALLE MANUEL			\$ 5,250.00		

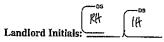
Tenant Initials

RL Page 2 of 7 Revised 12/13



14	8.	RET	TURN OF SECURITY D	EPOSITS				
11.		(A)	When Tenant moves fr	om the Property, Tena	nt will return all l	eys and give	Landlord written notice of Te	nant's new mailing
7			address where Landlord	can return the Security I	Deposit.			_
23.5		(B)	Within 30 days after T	enant moves from the	Property, Landlord	l will give Te	enant a written list of any dam	age to the Property
v 18 s			for which the Landlord c	claims Tenant is responsi	ible.			-
7.1		(C)	Landlord may deduct r	epair costs and any u	npaid Rent and A	dditional Rent	t from Tenant's Security Depo	sit. Any remaining
+ 1 %	_		Security Deposit will be	returned to Tenant with	in 30 days after Ten	ant moves from	n the Property.	,
- 41.5	9.		OF PROPERTY AND A	AUTHORIZED OCCU	PANTS			
* 1		(A)	Tenant will use Property	as a residence ONLY.				
		(B)	Not more than4	people will live at t	the Property. List a	dl other occur	pants who are not listed as Ter	nants in this Lease:
			Name		☐ 18 or older	Name	Name	18 or older
			Name		☐ 18 or older	Name		10 or older
			Service animals: Type		xo or order	TVILLIC	37	[] 18 or older
:			D 4 3 324 1		_ preed		Name	
4.5	10	DOC	— Transferonmi minorimati	ion is attached				
	10.		SESSION					
		(A)	Tenant may move in (tak	e possession of the Prop	erty) on the Starting	g Date of this I	Lease.	
		(B)	If I enant cannot move in	within days (0)	if not specified)	after Starting	Date because the previous to	enant is still
			there or because of prope	rty damage, Tenant's ex	clusive rights are to	:		
48.7			1. Change the Starting	g Date of the Lease to	the day when Proj	erty is availa	ble. Tenant will not owe or be	charged Rent until
* 1			Property is available	s; OR				
			2. End the Lease and	have all money alread	y paid as Rent, A	lditional Rent	or Security Deposit returned,	with no further lia-
2. 1	44	T 4 %T	of the part of .	Landlord or Tenant.				
5 +	11.	LAN	DLORD'S RIGHT TO I	SNTER				
4.74		(A)	Tenant agrees that Lar	adlord or Landlord's	representatives ma	y enter the l	Property at reasonable hours	to inspect, repair,
* 1 .			or show the Property.	Tenant does not have	to allow possible	tenants or o	ther licensees to enter unless	they are with the
*		~~	Landlord or Landlord's re	epresentative, or they ha	ve written permissi	on from the La	ındlord.	-
. %		(B)	When possible, Landlord	will give Tenant	hours (24 if not	specified) not	tice of the date, time, and reaso	n for the visit.
41.		(C)	in emergencies, Landioi	rd may enter Property	without notice. If	Tenant is no	ot present. Landlord will notifi	v Tenant who was
i+)			there and why within	72 hours (24 if not .	specified) of the vi	sit. Showing t	he property is not considered as	n emergency.
+1		(D)	Landlord may put up For	Sale or For Rent signs,	use lock boxes, and	take pictures a	and video on or near Property.	
	12.		ES AND REGULATION					
1		(A)	Rules and Regulations	for use of the Property	and common areas	re attached.		
1			☐ Homeowners Associat	tion or Condominium ru	les and regulations:	for the Propert	y are attached.	
1		(B)	Any violation of the Rule	s and Regulations is a b	reach of this Lease.			
37.4		(C)	Landlord may create or	modify the Rules and	Regulations if the	change bene	fits the Tenant or improves th	e health, safety, or
			welfare of others. Landlo	rd agrees to provide all	changes to Tenant in	ı writing.		, ,
1.50		(D)	Tenant is responsible for	Tenant's family and gue	sts obeying the Rul	es and Regulat	tions and all laws.	
1)		(E)	If any fine is imposed	on Landlord because o	of the actions of T	enant, or Ten	ant's family or guests, Tenant	will reimburse the
4 11 1			Landlord or pay the fine.	Any unpaid fines will b	e considered Additi	onal Rent.		
	13.	PETS						
£ \$		Tenar	it will not keep or allow a	ny pets on any part of th	e Property, unless c	hecked below.	Service animals are not pets.	
- 1 7		☐ Te	nant may keep pets wit	h Landlord's written	permission accordi	ng to the terr	ms of the attached Pet Adden	dum and/or Rules
11		an	d Regulations.					
115	14.	CON	DITION OF PROPERTY	Y AT MOVE IN				
i#.		Tenar	nt has inspected the Proper	rty and agrees to accept t	the Property "as-is,"	except for the	following:	
- 1								
-51%								
: A1 :	15.	APPI	JANCES INCLUDED					
1143		(X) S	Stove) (X Refrigerat	tor) (X Dishwashe	r) (X Washer) (🔀 Dry	er) (Garbage Disposal)	(Microwave)
1.		(m)	Air Conditioning Units - N	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(Other	/ (655/)	Carougo Disposary	([] Miciowave)
1			-) [7]	
1.5		fire	t \$100 towards and	ins to apphances listed a	bove unless otherw	ise stated here:	Tenant is responsible	for the
1.		tona	nt will be record	y appriance repa.	r arter ou d	vs posses	sion of the property a	and the
		ie d	ue to tenant neg	lect or abuse.	r any repair	or replace	ment of any appliance	if the cause
i		<u> 15 U</u>	de co cenant neg.	rect or abuse.				
								RH (14
: (-	Tena	nt Initi	ials and so		RL Page 3 of	7	Landlord Initia	1 ' 1 10
			(res cage J 01	ī	Langiora initia	1S:

RL Page 3 of 7 Revised 12/13



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
	★ Electricity			
	X Heat Oil	(type)		☐ Condominium/Homeowners Association Fee
	X Hot Water Electric	(type)		☐ Parking Fee
	▼ Cold Water			☐ Maintenance of Common Areas
	Trash Removal			☐ Pest/Rodent Control
	Recycling Removal			☑ Bed Bugs
X	Sewage Fees		X	☐ Snow/Ice Removal
X	Sewer Maintenance			▼ Telephone Service
X	☐ Heater Maintenance		X	☐ Lawn and Shrubbery Care
				Perimeter house weeding
Commen	nts: Tenant must buy oil thru :	landlords oil	supplie	r for landlord covered heater maintena
DIDENTA BIODIC	CAREORNANDON			

17. TENANT'S CARE OF PROPERTY

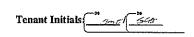
- (A) Tenant will:
 - 1. Keep the Property clean and safe.
 - 2. Dispose of all trash, garbage and any other waste materials as required by Landlord and the law.
 - Use care when using any of the electrical, plumbing, heating, ventilation or other facilities or appliances on the Property, including any 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

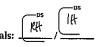
- (A) Landlord has installed (Smoke Detectors) (Carbon Monoxide Detectors) (Fire Extinguishers) in the Property. Tenant will maintain and regularly test detectors to be sure they are in working order, and will replace detector batteries as needed.
- (B) Tenant will immediately notify Landlord or Landlord's 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.



RL Page 4 of 7 Landlord Initials: Revised 12/13



Tenant Initials

	20.	LEAD-BASED PAINT HAZARD DISCLOSURES FOR PROPERTY BUILT BEFORE 1978				
		Property was built in or after 1978. This paragraph does not apply.				
		☑ 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 <i>Protect Your Family From Lead in Your Home</i> . 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 struc				
		ture must also give the Tenant any records and reports that the Landlord has or can get about lead-based paint or lead-based pain				
		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 no				
		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 mus				
		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 I and lead has about the lead to add to a				
:		tion 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				
		- os 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) T				
		(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.				
:		a Conference of the control of the c				
:		(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				
		(A) 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.				
		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 asso-				
		ciated 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 or				
		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	(C) Tenant pays Landlord a Termination Fee of one month rent 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.				

RL Page 5 of 7

Landlord Initials:

- (C) If Tenant abandons OR moves out of the Property, Tenant will:
 - 1. Remove all of Tenant's personal property, AND
 - 2. Provide a forwarding address or written notice stating that Tenant has vacated the premises, AND
 - . Contact the landlord within ten (10) days regarding the Tenant's intent to remove any remaining personal property.
 - a. If the intent is communicated to the landlord, the personal property shall be stored by the landlord at a location of the landlord's choosing for thirty (30) days.
 - b. If no communication is made to the landlord within ten (10) days, the property may be disposed of at the end of the ten days at the discretion of Landlord and Tenant will pay all costs related to the removal and/or storage.

25. LANDLORD REMEDIES IF TENANT BREACHES LEASE

- (A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:
 - Taking possession of the Property by going to court to evict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable costs, including the cost for Landlord and Landlord's agent to attend court hearings.
 - 2. Filing a lawsuit against Tenant for Rent, damages and Additional Rent, and for Rent and Additional Rent for the rest of the Term or any Renewal Period. If Landlord wins (gets a money judgment against Tenant), Landlord may use the court process to garnish Tenant's wages and take Tenant's personal goods, furniture, motor vehicles and money in banks.
 - 3. Keeping Tenant's Security Deposit to be applied against unpaid Rent or damages, or both.
- (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice, unless otherwise required by local ordinance.

Tenant Initials) TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT PERIOD FOR PROVIDING NOTICE IS STATED HERE:

26. TRANSFER AND SUBLEASING

- (A) Landlord may transfer this Lease to another landlord. Tenant agrees that this Lease remains the same with the new landlord.
- (B) Tenant may not transfer this Lease or sublease (rent to another person) the Property or any part of the Property without Landlord's written permission.

27. SALE OF PROPERTY

- (A) If Property is sold, Landlord will give Tenant in writing:
 - Notice that the Security Deposit and/or prepaid Rent has been transferred to the new landlord.
 - 2. The name, address and phone number of the new landlord and where Rent is to be paid, if known.
- (B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced Rent to the new landlord.
- (C) Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord.
- (D) \(\text{If checked} \) and Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if Landlord gives written notice to Tenant at least \(\text{90} \) days prior to the Settlement Date of the Property as defined in the agreement of sale. Tenant is not entitled to any payment of damages.

28. IF GOVERNMENT TAKES PROPERTY

- (A) The government or other public authority can take private property for public use. The taking is called condemnation.
- (B) If any part of the Property is taken by the government, Landlord will reduce Tenant's Rent proportionately. If all the Property is taken or is no longer usable, this Lease will end, Tenant will move out and Landlord will return to Tenant any unused Security Deposit or prepaid Rent.
- (C) No money paid to Landlord for the condemnation of the Property will belong to Tenant.

29. TENANTS' RIGHTS

- (A) Landlord cannot increase rents, decrease services, or threaten to go to court to evict Tenant because Tenant: (1) complains to a government agency or to Landlord about a building or housing code violation; (2) organizes or joins a tenant's organization; or (3) uses Tenant's legal rights in a lawful manner.
- (B) Landlord or property owner may have a mortgage on the Property. The rights of the mortgage lender come before the rights of the Tenant. For example, if Landlord fails to make mortgage payments, the mortgage lender could take the Property and end this Lease. Landlord will notify Tenant immediately if Owner or Landlord receive a notice of foreclosure.

TENANT MAY BE WAIVING OR GIVING UP TENANT'S RIGHTS. TENANT UNDERSTANDS THAT IF THERE IS A FORECLOSURE, THE NEW OWNER MAY HAVE THE RIGHT TO END THIS LEASE.

30. PENNSYLVANIA PLAIN LANGUAGE CONSUMER CONTRACT ACT

The Office of Attorney General has not pre-approved any special conditions or additional terms added by any parties. Any special conditions or additional terms must comply with the Pennsylvania Plain Language Consumer Contract Act.

- 31. CAPTIONS The headings in this Lease are meant only to make it easier to find the paragraphs.
- 32. ENTIRE AGREEMENT This Lease is the entire agreement between Landlord and Tenant. No spoken or written agreements made before signing this Lease are a part of this Lease unless they are included in this Lease in writing. No waivers or modifications of this Lease during the Term of this Lease are valid unless in writing signed by both Landlord and Tenant.

Tenant Initials

Landlord Initials:

:.	33. SPE	CIAL CLAUSE	S		
	(A)		are part of this Lease if checked		
117		Change of L	ease Terms Addendum (PAR For	m CLT)	
1.25			um (PAR Form PET)		
1879			Addendum outlining rule	s and regulations	
			se Addendum		
5.7	(B)	Additional Te			
-13				the second months rent	will not be due until
73.		December	15, 2015.		
400					
11.27%				tenant will be responsil	
1.5				perty not caused by a fore	
4.5				existing defect, or structure	
11.3				ct in which case the tenai	nt will be responsible for
		100% of a	replacement.		
		rebarr or	repracement.		
Ds -	NOTICE	BEFORE SIGI	NING: If Tenant or Landlord by	s legal questions, Tenant or Landlord	is advised to consult an attorney.
RH	IH				
					, Landlord acknowledges receipt of the
- 1 -	Consume	er Notice as ado _l	pted by the State Real Estate Co	mmission at 49 Pa. Code §35.336 and/o	or §35.337.
174		(Tenant Initials	s) If Tenant is represented by	a licensed real estate broker. Tenan	at acknowledges receipt of the Consumer
	Notice as			at 49 Pa. Code §35.336 and/or §35.337.	
		-			
1.2			lord and Tenant acknowledge	that they have read and understand	the notices and explanatory information
. * *	set forth	in this Lease.			
	A propert	v manager may l	ne acting as an agent for Landlord	and may execute this Lease on the Landle	ord's behalf
		DocuBigned By:		25/2015	ord is domain.
٠.	TENANT		•	•	DATE
	TENANT	DO4E7E520CBC4E8	•	28/2015	DATE
	TENANT	2004/2007/200			TON A PROPER
					·····
	TENANT				DATE
	CO-SIGN	NER			DATE
٠.,	CO-SIGN	סוימוד	DesuSigned by:		DATE
			Palate thus star was in	D-11	ph Hunsberger DATE
	LANDLO		FIDERALESSATS		
	LANDLO		F30E(13)EB54547 HUNSberger	I.	na Hunsberger DATE 9/29/2015
		BY	F30E14358545473*		
	Dunkanat	/ inormana? Com	tifications By signing hore De-	home and Ticonocce involved in this to	representation continue that (1) The information
					ransaction certify that: (1) The information andlord of Landlord's responsibilities under
					Lead Hazard Disclosure Requirements (see
				ust make sure that Landlord gives Tenant	
				_	the information required by the rect
			ORD (Company Name) Long a	und Foster Real Estate	0/20/2015
		PTED BY	Derek F. Posch		DATE 572572525
	RROKEI	R FOR TENAN	(Company Name)		
	ACCE	PTED BY			DATE
				SFERS LEASE TO A NEW LANDLO	
	As part of	navment receive	ed by Landlord.		(current Landlord) now transfers
	to	Lajmont recorv		(new landlord) his heirs and estate, thi	(current Landlord) now transfers is Lease and the right to receive the Rents and
	other bene	efits.	· · · · · · · · · · · · · · · · · · ·	The state of the s	
				DATE	<u></u>
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RL Page 7 of 7 Revised 12/13

ADDENDUM <u>Rules & Regs</u>

Addendum to contract dated <u>September 21, 2015</u> between:		
Ralph Hunsberger, Ina Hunsberge		_ (Sellers) and
at 157 Upper Church Rd, New Britain To	(Buyers) on p ownship, Pa 18914	roperty located
Tenants agree to the following rules and regulations de	uring entire tenancy per	iod:
1. Provide annual proof of liability insurance in an ar 2. Not to have dogs, cats or other pets 3. No smoking inside any dwelling 4. No swimming pools of any kind 5. No trampolines 6. No boarding of multiple families 7. No water filled furniture ie: waterbeds 8. No skateboard ramps 9. No offroad vehicles ie: minibikes, dirtbikes, atvs 6. No sledding or bike riding into or past the stone veroperty 11. No lengthy use of water outdoors beyond normal wate 12. Maintain a considerate noise level 13. Use of fireplace under supervision with screen spararea rug 14. No entering barn or other landlord buildings 15. No disposal of any hygene products in toilet/septic 16. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags or banners displayed on front area of house 15. No flags of flags o	etc. wall along the eastern e ering or supervised recr rk arrestor closed and f c system other than toil	dge of eation ireplace
	DocuSigned by:	— DocuSigned by:
		9/28/2015
	Initials:	-04 (569)

Long & Foster Real Estate - Blue Bell 2, 860 Penllyn Blue Bell Pike Blue Bell, PA 19422 Phone: 215-654-59005944 Fax: Derek Posch

9/29/2015

Initials: Kalple Hunsberger

Hunsberger

9/29/2015

Ina Hunsberger

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:	Date	11/1/2015
DocuSigned by: 2001AD6C4D2F428.	Date	11/7/2015
Ralph Hunsberger FROE 11/258645473 Landlord Ina and Ralph Hunsberger	Date	11/8/2015