

**REI Core Property Management, LLC**  
**RESIDENTIAL LEASE AGREEMENT**  
**5865 Ridgeway Center Parkway, Third Floor Memphis, TN 38120**

This Lease Agreement made this 1st Day of January 2026 by and between REI CORE PROPERTY MANAGEMENT, LLC and/or assigns (hereinafter called "Lessor") and Katiffany Wilson (hereinafter called "Lessee").

That each of the aforesaid parties acknowledges the receipt of valuable consideration from the other and that each acts herein in further consideration of the engagements of the other as stated below:

***Location and Terms; Renewal Terms; Notice to Vacate***

**Property**

The Owner in consideration of the rent reserved to be paid by the lessee (s) and by the other covenants, agreements, and conditions contained herein to be kept, performed and observed by the Lessee (s) above hereby leases unto the Lessee the premises located at: 990 Par Ave. in the County of Shelby, City of Memphis, State of Tennessee. To have and to hold said premises unto the Lessee for a period of (12) Months, beginning (EFFECTIVE) on the 1st Day of January 2026 and ending on the 31st Day of December 2026 and after that term this Lease will automatically renew for 12 months term lease requiring a 30 Day written notice to vacate from either party. Notice to vacate given by Lessee must be with the owner or Lessor thirty (30) days before the next rental payment due date.

**Rents**

In consideration of the premises, covenants and agreements herein made, the Resident hereby rents the Residence for the above terms and hereby agrees to pay the Owner (Lessor) its representatives, assigns, or agents as rent the total sum of \$1,450.00. Payable in monthly installments in advance without written notice, demand or set-off written notice, demand or set off are waived by the Lessee (s) as follows: \$1,450.00 per month due and payable on the first day of January 2026 and the same amount on the 1<sup>st</sup> day of each every month thereafter to including \$1,450.00. The rent for this partial month shall be \$0.00 prorated at the beginning of this lease for the month of.

***Place of Payments; Grace Period; Late Charges and Security Deposit***

Payments shall be made directly to and as per their direction and instructions; and must be received on the 1<sup>st</sup> day of each month, rent is considered late after the 1st day and a grace period is granted until the 5<sup>th</sup> day of the month. A late charge will be assessed in the amount of 10% of the monthly rent amount or \$45.00 when the monthly rent is received after the 5<sup>th</sup> day of the month at midnight. The Owner (Lessor) will hold the Security Deposit of \$1,000.00 None into their own personal account. The security deposit shall become refundable when all the covenants; restrictions and terms of this contract have been satisfied as addressed by separate addendum to this contract.

### **Reservation Fee**

Lessee agrees to pay Lessor a non-refundable reservation fee of \$    payable before the Lessee occupies the premises. Said reservation fee will apply towards the security deposit and Lessee agrees to pay to complete the security deposit in the amount of   .

The security deposit will not become part of any rents due to the Lessor nor will it be applied towards last month's rent.

### **Occupants**

Lessee agrees that the above premises will be occupied only by the Lessee and those persons listed below, only as a family dwelling place, and for lawful and moral purposes; furthermore, it is hereby agreed that only the following persons may occupy the foretasted premises and if any other persons are found to be living on said premises, Lessor may declare this lease violated and reenter after giving reasonable notice. All adult occupants of the subject premises (or property as identified above) must sign this Lease Agreement and each will be jointly and severally liable under the terms and conditions of said Agreement. Lessee agrees not to house any single guest for more than fourteen days during any six-month period.

### **Returned Checks**

In the event the Lessor shall receive a returned check, without having been paid, from the Lessee, the Lessee shall pay a returned check fee in the amount of **50.00 (fifty) dollars**. Upon the receipt of a returned check from the Lessee, the Lessee will only be able to pay rent by money order, cashier's check or cash.

In no event shall the Lessee be entitled to the return of said deposit or any part thereof, until the Lessor has inspected the premises for determining whether the terms and conditions hereof have been fully performed. Any deposit or remainder thereof will be returned within 30 days from such time that property has been vacated in accordance with the lease and keys have been returned.

### **No Subletting**

It is hereby agreed that the assignments and/or subletting of this lease is prohibited without the prior written consent of the Lessor.

### **Utilities, Appliances, and Other Items Furnished by Lessor**

Lessee shall pay Lessor the rent hereinabove provided at any place specified by Lessor and, in addition thereto, shall pay when due all utility charges accruing or payable in connection with the use of said leased premises during said tenancy.

The party indicated on the following chart shall pay utilities:

	<b>Lessor</b>	<b>Lessee</b>
Electricity	_____	<u>X</u> _____
Gas	_____	<u>X</u> _____
Water	_____	<u>X</u> _____
Garbage	_____	<u>X</u> _____
Other	_____	<u>X</u> _____

### **Appliances furnished to Lessee by Lessor:**

	Yes	No
Refrigerator	_____	_____*
Stove	_____*	_____
Air conditioner	_____*	_____
Dishwasher	_____*	_____

Lessee agrees to be responsible for the care and maintenance of all appliances. Lessee further acknowledges that any appliances provided by the Lessor are not a part of the premises. The Landlord assumes no responsibility for care, maintenance or replacement of any appliance in the premises.

### **Liquid-filled Furniture**

Lessee agrees not to keep any liquid-filled furniture in the premises without the prior written consent of the Lessor.

### **Vehicles**

Lessee agrees to park their vehicles in assigned spaces and to keep those spaces clean of oil and other fluids dripping from said vehicle. Lessee shall keep no more than (3) three vehicle(s) on the premises. Vehicle(s) must be both operable and currently licensed. Lessee agrees not to repair their vehicle(s) on the premises if such repairs will take longer than a single day, unless said vehicle is kept in an enclosed garage.

### **Maintenance by Lessee**

- Lessee hereby agrees and covenants not to commit or permit any waste whatsoever, nor to create or permit any nuisance neither to exist on said premises; nor to permit anything to be thrown out the windows or doors or from the balconies of said premises. Lessee further agrees that if a nuisance is created, the Lessor may declare a breach of this lease and reenter and take possession of the premises after giving reasonable notice of his intentions. Lessee agrees to dispose of all trash into a receptacle for periodic collection. Nuisance shall include a breach of the peace and quiet of the neighborhood. Lessee shall not allow loud music or any other noise to come from the property.
- Lessee hereby agrees in regards to the maintenance of the yard to cut, trim and maintain the yard every 10 days between May 15<sup>th</sup> and October 15<sup>th</sup>. If REI Core Property Management, LLC has to complete this task the cost is \$150 to the tenant.
- It is hereby agreed that changes, decorations and/or alterations to the building or premises are prohibited without the prior written consent of the Lessor. Painting or any wall covering shall be considered a change, decoration or alteration. Any changes, alteration and decorations to the property shall remain the property of the Lessor upon the Lessee's vacating.
- As such, it is hereby agreed that routine repair and maintenance of the aforesaid premises is the responsibility of the Lessee and that the Lessee shall keep said premises in good condition and that the Lessee shall bear expense associated with normal maintenance and repairs including, but not limited to, maintenance, repair and/or cleaning of carpets, drapes, walls, ceilings, fixtures, (including sinks and toilet bowls), windows, screens and

screen doors and gutters if applicable, replacement of broken glass, broken screens, faulty faucet washers and faucet seats. Lessee further agrees that in the event the Lessor provides such normal repairs and maintenance, Lessee shall reimburse Lessor. Lessee agrees not to repair their dwelling without prior written consent of the Lessor for any repair which cost more than \$50.00. Lessee shall be responsible for all costs of any such repair.

**LESSEE AGREES TO PAY FOR ALL DAMAGES CAUSED BY LESSEE OR LESSEE'S GUEST.**

- Lessee is responsible for the upkeep of furnaces including the cleaning of the outside A/C condenser and changing of the filters as needed. Lessee understands that damage to furnaces and central heating and cooling systems, which occur as a result of not cleaning, or changing filters is the responsibility of the Lessee. Lessee agrees not to dispose of any items, including but not limited to paper diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt or rocks, in the drains of the dwelling. Lessee agrees to pay for the clearing of any drain of any stoppages except those in which plumber will attest in writing were not caused by plumbing defect, tree roots, acts of God.
- Lessee is responsible for the care and maintenance of the lawn, shrubbery, and landscaping and shall bear the expenses of maintenance of the same. Lessee agrees to be responsible for any windows which become damaged while in possession of the premises except for damage as noted in the Move-In Inspection Section of this Lease.
- Lessee agrees not to change any locks on any door or mailbox without the prior written consent of the Lessor. Any changing of the locks without the Lessor's approval will result in a \$150.00 charge to Lessee.

**In the event Lessee shall lock themselves out of dwelling,** Lessee shall call a professional locksmith or the Lessor to gain access. **The Landlord shall charge a fee of \$55.00, payable at the time of service,** for providing service between the hours of 8 a.m. and 6 p.m., Monday through Saturday, excepting holidays and a fee of \$95.00 at any other time. This expense shall be the responsibility of the Lessee.

Lessee agrees to engage in no behavior which will result in an increase of the Lessor's insurance premium or endanger the property in any way. Should the Lessor's insurance premium increase due to the activity of the Lessor, Lessee agrees to indemnify the Lessor for such cost.

**Notification of Serious Building Problems**

Lessee agrees to notify the Landlord immediately upon first discovering any signs of serious building problems, including but not limited to cracks in the foundation, a tilting porch, a crack in the plaster or stucco, moisture in the ceiling, buckling sheetrock or siding, a roof leak, a spongy or weakened floor, any plumbing leak, or termites. Should the Lessee fail to notify the Lessor, the Lessee shall assume all responsibility for said repairs.

**Reasonable Time for Repairs**

Upon notification by Lessee, in accordance with the law, or a necessary repair of a building defect which is hazardous to life, health, or safety. The Landlord shall undertake repairs as soon

as possible. Should there be a delay of more than seventy-two hours (3 days) in making said repairs, Lessor agrees to keep Lessee informed of progress of work.

### **Move-In Inspection**

Lessor and Lessee to make an inspection of said property prior to occupying the property and Lessee agrees to provide the Lessor an itemized list of needed repairs in writing. Lessee's willingness to accept the responsibilities outlined in this additional paragraph. Lessee agrees that he has inspected the subject premises, furnishings and equipment and that the same now are in good order and condition.

### **Utilities**

Lessee shall pay Lessor the rent herein above provided at any place specified by Lessor and, in addition thereto, shall pay when due all utility charges accruing or payable in connection with the use of said leased premises during said tenancy.

### **Telephone**

Lessee shall provide the Lessor the telephone number for the dwelling within five days of installation.

### **Pets**

Lessee shall not permit a pet to live on the premises without signing and complying with the provisions of a separately negotiated Pet Agreement. All pets are subject to visual inspection and approval of the Lessor at such times as the Lessor may direct during normal working hours. If the pet is approved, then Lessee shall place on deposit \$150.00. per pet.

### **Lessor Access**

The Landlord reserves the right to enter the premises at reasonable hours for inspection, repairs and to show to prospective Lessees, purchasers and lenders. When seeking access under ordinary circumstances, Lessor will schedule entry between the hours of 8 a.m. and 8 p.m. Monday through Saturday, except holidays. The Landlord will provide Lessee reasonable notice of twenty-four hours, or less notice with Lessee's agreement. In emergency situations, there will be no notice.

### **Pest Control**

Lessee assumes the responsibility for keeping the premises free of all insects, rodents, and pests.

### **Departure**

Lessee hereby agrees to deliver the premises to the Lessor at the expiration or termination of this lease agreement in good order and condition and to make good all damages to said premises including of carpets. In the event the premises are vacated prior to the expiration or termination of this Lease, or any extension thereof Lessee agrees to pay Lessor all rents which would have been due had Lessee occupied said premises until the expiration or termination of this lease and further agrees to indemnify the Lessor for any expenses incurred as a result of Lessee' early departure.

### **Lessee's Possessions**

It is hereby agreed that after departure from premises, the Lessor is not responsible for any Lessee's possessions, and Lessee waives claim for damages suffered.

## **Definition of Departure**

Departure is construed as one of the following:

1. Utilities have been removed from the name of the Lessee.
2. Lessee has not occupied the property for 30 days; thus departure has been established by abandonment.
3. Lessee notifies the Lessor of the date they will cease to occupy the property. It will be construed that departure occurred on this date.
4. Other unusual circumstances that may be construed at the Lessor's discretion that departure has occurred.

## **Recovery of Possessions**

After departure, Lessor may enter unit and remove any and all possessions of Lessee; and after making a reasonable attempt to observe any of the conditions herein made, assumed by him, including his covenant and agreement to pay rent, this lease may be forfeited and voided at the option of the Lessor or his agent, without any demand or notice of the Lessee. DEMAND AND NOTICE HEREBY EXPRESSLY WAIVED unless otherwise provided by law.

## **Lien**

The Lessee hereby gives Lessor a lien upon all his personal property situated upon said premises, including all furniture and household furnishings, automobiles and bank accounts. This lien is for the rent agreed to be paid hereunder, for any damage caused by the Lessee beyond normal wear and tear, and for court costs and attorneys' fees incurred under the terms and conditions of this Lease Agreement.

## **Personal Injury and Property Damage**

Subject to standards required by law, neither Lessor nor its principal shall be liable to Lessee, his family, employees, or guests, for any damage to person or property caused by the acts or omissions of other Lessees or other persons, whether such persons be off the property of Lessor or on the property with or without permission or Lessor; nor shall Lessor be liable for losses or damages from theft, fire, water, rain, storm, explosion, sonic boom, or other causes whatsoever,

nor shall Lessor be liable for loss or damages resulting from failure, interruption, or malfunctions in the utilities provided to Lessor under this Lease Agreement; nor shall Lessor be liable for injuries elsewhere on the premises.

**LESSOR IS NOT RESPONSIBLE FOR, AND WILL NOT PROVIDE, FIRE AND CASUALTY INSURANCE FOR THE TENANT'S PERSONAL PROPERTY.**

In further consideration of this Agreement, Lessee agrees that, subject to standards required by law, Lessor does not warrant the condition of the premises in any respect, and his liability for any injury to the Lessee, his family, agent or those claiming under him, or those on the premises by

his or their invitation, shall be limited to injuries arising from such defects that are unknown by claimant and are known to Lessor or are willfully concealed by him. Additionally, Lessee has inspected the premises and binds himself to hold Lessor harmless against any and all claims for damages arising from those who sustain injuries upon the above leased premises, during the term of this Lease, or any extension thereof.

## **In Case of Malfunction of Equipment, Damage by Fire, or Act of**

Lessee shall notify Lessor immediately of malfunction of equipment, damage by fire, water, or act of God and Lessor shall repair the damage with reasonable promptness, or if the premises are deemed by the Lessor to be damaged so much as to be unfit for occupancy, or if the Lessor decides not to repair or restore the building, this Lease shall terminate. If the lease is terminated, rent will be pro-rated on a daily basis so that Lessee will pay only to the date of the damage, and the remainder of the month will be refunded.

## **Absence or Abandonment**

The Lessee must notify the Lessor of any extended absence from the premises in excess of seven (7) days. Notice shall be given on or before the first day of any extended absence. The Lessee's unexplained and/or extended absence from the premises for Thirty (30) days or more without payment of rent as due shall be *prima facie* evidence of abandonment. The Lessor is then expressly authorized to enter, remove, and store all personal items belonging to Lessee. If Lessee does not claim said personal property within an additional thirty (30) days, Lessor may sell or dispose of said personal property and apply the proceeds of said sale to the unpaid rents, damages, storage fees, sale costs, and attorneys' fees. Any unclaimed balance held by the Lessor for a period of six (6) months shall be forfeited to the Lessor.

## **Use of Property**

Lessee agrees to use this property as a personal residence. Lessee shall not use the property for any business purpose without the prior written consent of the Lessor. Lessee agrees not to engage in any illegal activity on the property. If the Lessee engages in any illegal activity, this shall constitute an immediate breach of this lease.

## **Rules and Regulations**

The Landlord may adopt other rules and regulations later upon the giving of two weeks' notice to Lessee. Upon the giving of notice of two weeks, said rules and regulations shall be incorporated into the lease as if they were originally in the lease.

## **Service of Process**

Every party who signs this lease agrees to act as the agent of any other party signing this lease for the purpose of service of process.

## **Holding Over**

Upon termination of this lease, the Lessee shall deliver possession of the property to the Lessor in the same condition as upon taking possession of the property. In the event, Lessee remains in possession beyond the term of the lease, Lessee is "holding over" and shall become liable for rental damages equaling one/thirtieth of the amount of their monthly rent as indicated in this lease agreement for each day held over.

## **Possession**

The Landlord shall endeavor to deliver possession to Lessee by the commencement date of this lease. Should Lessor be unable to deliver said possession, Lessor shall not be responsible for any damages which the Lessee shall incur. Lessee hereby waives any claims against Lessor for failure to deliver possession of property. This lease shall become void in the event the Lessor is unable to deliver possession within ten days of the commencement date of this lease. Lessee's responsibility to pay rent shall begin upon Lessee taking possession.

## **Sale of Dwelling**

The Landlord shall have the right to sell the property and terminate this lease and retake possession of the property upon the giving of sixty days written notice to the Lessee. Also this lease will transfer over to the new owner of property if sold.

## **Non-Waiver**

Should Lessor or Lessee waive any right to enforce a breach of this lease, that waiver shall be considered temporary and not a continuing waiver of any subsequent breach. Although Lessor may know when accepting rent that Lessee is violating one or more of lease conditions, Lessor in accepting rent is in no way waiving the rights to enforce said breach. Any waiver to enforce a breach shall be in writing signed by both parties to this lease.

## **Application**

Lessee's application is an important part of this Lease, incorporated by reference and made a part hereof. Any misrepresentations, misleading or false statements made by Lessee and later discovered by the Lessor shall, at the option of the Lessor, void this Lease Agreement.

## **Savings Clause**

If any provision of this Lease is determined to be in conflict with the law, thereby making said provision null and void, the nullity shall not affect the other provisions of this Lease, which can be given effect without the void provision, and to this end the provisions of the Lease are severable.

## **Waiver of Notice**

All covenants, agreements, and obligations herein are also to be construed as conditions. If Lessee should fail to perform or observe any of the conditions herein made, assumed by him, including his covenant and agreement to pay rent, this lease may be forfeited and voided at the option of the Lessor or his agent, without any demand or notice to the Lessee. Tenant Waives the right to a 30 day notice.

## **Collection of Expenses**

In the event of Eviction Proceedings, the Lessor shall hire an attorney, and any expenses incurred shall be the cost of the Lessee. This includes attorney fees, collection fees, etc., as well as additional charges as required.

## **Transfer of Lease**

Lessee understands that Lessor has the right to transfer this rental agreement to an agent or a new owner without the consent of the Lessee.

## **Credit Application**

Lessor having received and reviewed a credit application filled out by resident, and Lessor having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this rental agreement with resident. Lessee and Lessor agree the credit application the resident filled out when making application to said residence is hereby incorporated by reference and made a part of this rental agreement. Resident further agrees if he/she has falsified any statement on said application, Lessor has the right to terminate rental agreement immediately and further agree Lessor shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Residents further agree, in event Lessor exercises its option to terminate the rental agreement, Resident will remove him or herself, his/her family,

and possessions from the promises within 24 hours of notification from Lessor of the termination of this lease. Resident further agrees to indemnify Lessor for any damages to property of Lessor including, but limited to, the cost of making residence suitable for renting to another Resident and waives any right of "set off" for the security deposit and prepaid rent which was forfeited as liquidated damage.

### **Rental Increases**

It is understood that the Lessor may increase the amount of the monthly rent provided herein any time by giving thirty (30 days) written notice to the Lessee prior to the effective date of the increased rental. It is further understood that should Lessee not wish to remain on premises under the increased rental, then he may terminate this agreement by giving thirty (30 days) written notice to the Lessor prior to the effective date of the increased rental.

### **Governing Law**

This Lease is to be construed in accordance with the laws of the state of Tennessee.

### **Home Inspection**

The Landlord reserves the right to inspect the home under this lease at random with no notice. The inspection is for review of the condition of the property. Cleanliness, damage of property, number of people living in the residence and to make sure all terms of the lease are not violated. Damage or filthy living conditions will result in immediate termination of this lease.

### **Lessee waiver of bankruptcy or wage earner claim**

Lessee agrees not to file a bankruptcy claim or wage earner claim against rent due at property under this lease. **Bankruptcy or wage earner claim is hereby expressly waived.** This waiver does not prevent the lessee from filing bankruptcy or wage earner, but it is an agreement not to include rent due under bankruptcy or wage earner claims.

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_

## Deposit Agreement

REI CORE, accepts this security deposit on the 1st day of Jan, 2026 in the amount of **\$1,000.00**.

Deposit from to secure the rental property located at: 990 Par Ave.

Monthly Rent payments will be \$1,450.00 beginning on the 1<sup>st</sup> Day of January, 2026 for the term of 12 months.

\_\_\_\_\_ (Initials)

It is hereby agreed, acknowledged and understood, that a 12-month lease agreement will be signed by the above listed date or the paid security deposit will be forfeited. The date that the above-listed party must take possession and begin paying rent on said property shall be no later than 30 days from the date that the deposit was paid, unless prior authorization has been obtained. The terms must be noted on this signed contract. \_\_\_\_\_ (Initials)

Upon the fulfillment of the Lease Agreement, the deposit shall be disbursed in accordance with the Security Deposit Addendum as part of this lease agreement. \_\_\_\_\_ (Initials)

Tenant Signature	Date	Tenant Signature	Date
Miesha Burl	01/01/2026	REI CORE PROPERTY MANAGEMENT, LLC	01/01/2026
Leasing Agent	Date	Landlord	Date

## Addendum to Rental Contract

RELEASE OF THE SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS:  
Property Address: 990 Par Ave. Memphis, TN 38127

Full Term of the Lease has expired.

1. A 30 day written notice from the first day of the month has been given prior to vacating the property.
2. In the event an individual co-tenant signs the Lease, release of the security deposit minus any non-compliance of the terms set forth shall be deemed the full responsibility of both parties, and no deposits shall be refunded to either individual unless the stated terms of this release are complied with.
3. No damage to the property beyond normal wear and tear.
4. Small nail holes are permitted.
5. The entire home, including range, exhaust fan, refrigerator, bathroom, closets and cabinets are clean (Refrigerator to be defrosted if applicable).
6. No indentations or scratches in the wood or resilient flooring caused by furniture.
7. All Keys are returned to the L
8. Landlord, or a \$10.00 charge will be incurred.
9. Your forwarding address is left with the owner.
10. Security Deposit by law is not construed as payment for rent and will not be applied towards your last month's rent.
11. At Termination of lease by lapse of time or otherwise, the Tenant(s) shall be responsible to thoroughly clean and restore the home to similar condition as when possession occurred.
12. Any cleaning and minor repairs not done by tenant will have a charge as follows:

a)	Defrost and cleaning of Fridge	\$75.00 (When Supplied by Landlord)
b)	Cleaning of Stove	\$75.00 (When Supplied by Landlord)
c)	Cleaning of Carpet	\$60.00 and up
d)	Remove Debris/general cleaning	\$10.00 per hour
e)	Cleaning of bathrooms	\$75.00 each
f)	Replace Light Bulbs	\$3.00 per bulb
g)	Replace smoke detector battery	\$10.00
h)	Changing Locks in the Home.	\$150.00
i)	Plumbing Repairs	\$95.00 trip charge + parts & labor at minimum \$75.00 per hour
j)	Removal non-operable vehicles	\$275.00 each
k)	Clean up yard or cut grass over 6"	\$250.00 minimum

These charges will be deducted from your security deposit, if the cleaning is not done and has to be arranged by the Landlord.

Lessee

Date

REI CORE PROPERTY  
MANAGEMENT, LLC

Lessor

01/01/2026

Date