

Terms & Conditions

1. In the following terms & conditions, the tenant/guest/you is referred to as the person(s) who's name and ID is on the reservation and/or listed under "Tenant Information" on this lease and/or rental agreement.
2. Nations Corporate Housing is a Division of Nations Gift Co and are considered on in the same and can be referred to as "Landlord" under these terms & conditions.
3. The term unit/space/apartment/rental is referred to as the furnished apartment you have rented from Nations Corporate Housing with the address above.
4. Under these terms & conditions, the term "unit", "property" and/or "apartment" refer to the information under the "Property Information" section at the beginning of this lease and/or rental agreement.
 - A. Late payments are subject to 5% surcharge of amount owed plus \$10/day based off payment due date schedule above. Subject to discretion of management.
 - B. Credit/Debit Card payments are subject to 5% surcharge of total payment amount due.
 - C. Checks can be made payable to Nations Gift Co.
 - D. Alternative electronic payment methods available, please contact your reservations specialist for alternative options.
 - E. Nations Corporate Housing reserves the right to charge and/or bill tenant/guest for any damages and/or missing furnishings, fixtures, equipment and items within seven (7) days of check-out for furnishing, fixtures equipment and items not reported damaged or missing within 24 hours of check-in.
 - F. All reservations are final. There are no refunds for canceled/no-show reservations or early departures.
 - G. Deposits are non-refundable if reservations are canceled.
 - H. Reservations are considered a no-show if reservations specialist is not notified of arrival within 3 days from check-in date.
 - I. Returned and NSF checks are subject to a \$50 USD Fee.
 - J. One month is referred to as 30 days from check-in date.
 - K. Nations Corporate Housing does not follow typical residential models of billing on the 1st of the month. All payments are due 2 weeks before "renewal" date and are subject to follow payment schedule above.

- L. Staff of both Nations Corporate Housing and the property reserve the right to enter the apartment at any time if needed or at their discretion.
- M. All units have a strict no-smoking policy. Deposit is forfeited and a minimum \$1500 fee will be charged if tenant/guest smokes inside the unit.
- N. Any undisclosed pets are subject to a \$500 nonrefundable pet fee per pet.
- O. The maximum occupants allowed to reside in the unit can be no more than stated under the “number of guests” section unless approved by Nations Corporate Housing.
- P. Tenant/Guest are not allowed to sublet the unit at any point during their reservation.
- Q. Tenant/Guest waives all rights and shall neither hold or attempt to hold Nations Corporate Housing and its representatives liable for any theft, injury, damage or loss to person or property occasioned by any accident, conditions or casualty to, upon, or about the unit including, but not limited to, defective wiring, the breaking or stopping of the plumbing or sewage upon the Property, unless such accident, condition or casualty is directly caused by intentional or reckless acts or omission of Nations Corporate Housing and/or its representatives. Notwithstanding any duty Landlord may have hereunder to repair or maintain the Property, in the event that the improvements upon the Property are damaged by the negligent, reckless or intentional act or omission of the tenant or any licensees, invitees or co-tenants, Tenant shall bear the full cost of such repair or replacement. Tenant shall hold Landlord, Landlord’s agents and their respective successors and assigns, harmless and indemnified from all injury, loss, claims or damage to any person or property while on the Property or any other part of the Property, which is occasioned by an act or omission of the Tenant, Tenant’s licensees, invitees or co-tenants. Landlord is not responsible for any damage or destruction to the Tenant’s personal property. Tenant shall obtain renter’s insurance at the Tenant’s sole discretion and expense.
- R. Nations Corporate Housing allots the following amount in reference to utility amount per month and reserves the right to charge any differences plus a 20% surcharge to its tenants/guests at discretion.
 - 1-bedroom 1-bath: \$100/month
 - 2-bedroom 2-bath: \$120/month

3-bedroom 2-bath: \$135/month

- S. Tenants/Guests are not to partake in any illegal activities or have any illegal items and/or substances in the unit or surrounding areas and are subject to be removed without refund if any illegal activities, items and/or substances are found in the unit.
- T. Tenant/guest agrees to abide by and follow all “house rules” and policies implemented by Nations Corporate Housing and/or apartment complex management.
- U. By signing this agreement, tenants/guest waive your rights of holding Nations Corporate Housing and/or its agents/representatives of any type of lawsuit or legal action and are subject to suit by Nations Corporate Housing if any of the Terms & Conditions are broken.
- V. You are liable and responsible for full payment while staying with or without paying and are liable for all costs and lost revenues in the event you and/or your guests occupy the unit without payment.
- W. Tenant/guest agrees to make no repairs and/or modifications to the unit without consent of Nations Corporate Housing.
- X. Tenant/guest agrees to repair at their cost any and all damages caused to the unit during their stay if not covered by standard apartment maintenance. (If the apartment complex bills Nations Corporate Housing for any damages and/or repairs that are made because of the tenant/guest, the tenant/guest is liable to pay for the damages and/or repairs.
- Y. Tenant/guest agrees to leave the property and all its furniture, fixtures, equipment and items in the same condition upon checkout.
- Z. Tenant/guest agrees to follow all parking rules of the apartment complex and Nations Corporate Housing is not liable for any towing and/or damages to tenants/guests’ vehicles.
- AA. You must notify your reservations specialist when you checkout from the unit and can be held liable for additional costs and/or lost revenues occurred due to no notification of checkout
- BB. Late payments are subject to 5% surcharge of amount due plus \$10/day for every day payment is not received at the discretion of Nations Corporate Housing.

- CC. Nations Corporate Housing reserves the right to charge/bill you for any damages occurred within the unit during you and/or your guests stay if not covered by your deposit.
- DD. In the event that you and/or your guests cause legal repercussion to Nations Corporate Housing, you will be held liable for all costs and/or lost revenues surrounding.
- EE. Nations Corporate Housing Requires you to have a valid credit/debit card and government issued ID of all occupants over the age of 18 on file.
- FF. Nations Corporate Housing is not responsible for any issues/repairs in regards to security gates and/or doors of the apartment complexes and cannot be held liable for any incidents that occur due to nonfunctioning gates and/or doors.
- GG. If there is something within the apartment that we should know of such as damages and maintenance, notify your reservations specialist.
- HH. Report all damages within 24 hours of check-in or you may be held liable for those damages at checkout.

Miscellaneous

- a. This rental agreement is subordinate in all respects to the rights of any recorded liens and/or encumbrances. the tenant shall subordinate to the interests of any new mortgage loan for the property or encumbrances.
- b. Survival or representations, warranties, and agreements. all of the representations, warranties, covenants, promises and agreements of the parties contained in this agreement (or in any document delivered or to be delivered pursuant to this agreement or in connection with the closing) shall survive the execution, acknowledgment, sealing and delivery of this agreement, the closing and the consummation of the transactions contemplated hereby.
- c. entire agreement. this agreement constitutes the full, entire and integrated agreement between the parties hereto with respect to the subject matter hereof, and supersedes all prior negotiations, correspondence, understandings and agreements among the parties hereto respecting the subject matter hereof.
- d. Assignability. this agreement shall not be assignable by any party without prior written consent of Nations Corporate Housing
- e. Binding effect; benefit. this agreement shall inure to the benefit of and be binding upon the parties hereto, and their respective heirs, personal and legal representatives, guardians,

successors and, in the case of purchaser, its permitted assigns. nothing in this agreement, express or implied, is intended to confer upon any other person any rights, remedies, obligations, or liabilities.

f. Enforcement. any provision of this agreement which is held by a court of competent jurisdiction to be prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability, without invalidating or rendering unenforceable the remaining provisions of this agreement.

g. Amendment. no provision of this agreement may be amended, waived, or otherwise modified without the prior written consent of all of the parties hereto. no action taken pursuant to this agreement, including any investigation by or on behalf of any party, shall be deemed to constitute a waiver by the party taking such action of compliance with any representation, warranty, covenant or agreement herein contained. the waiver by any party hereto of a breach of any provision or condition contained in this agreement shall not operate or be construed as a waiver of any subsequent breach or of any other conditions hereof.

h. Section heading. the section and other headings contained in this agreement are for reference purposes only and shall not affect the meaning or interpretation of this agreement.

i. Counterparts. this agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument.