



Place Properties

COMMUNITY ADDENDUM

This Community Addendum (this "Addendum") is made and entered into as of the same date as the Housing Contract (the "Contract") to which this Addendum is attached by and between Owner and Resident named therein. The terms of this Addendum shall be in addition to the terms of the Contract as if the terms of this Addendum were written into the Contract.

All installments and fees made payable to	Rebel Place 3896 Swenson St. Las Vegas, Nevada, 89119
NON-REFUNDABLE APPLICATION FEE	\$35
NON-REFUNDABLE ADMINISTRATION FEE • Renewals are not required to pay fees twice	\$100
COMMENCEMENT DATE	August 13, 2010
EXPIRATION DATE FOR 12 MONTH CONTRACT	July 31, 2011
EXPIRATION DATE FOR 10 MONTH CONTRACT	May 31, 2011
EXPIRATION DATE FOR 5 MONTH CONTRACT	N/A
SHORT TERM PREMIUM • Housing Contracts for less than 12 months are offered on a limited availability at specific communities. The additional fee will be added to the monthly installment of Rent. Contact your Community office for more information and regarding your specific move in day.	\$100 monthly premium for 10 month lease
INITIAL LATE CHARGE • Charged on the fourth (4 th) day of the month if Rent is not paid by the third (3 rd) day of the month. Rent is delinquent until Rent is paid in full.	\$75
DAILY LATE CHARGE • Charged per day beginning on the fifth (5 th) day of the month for a maximum of \$150.00. Rent is delinquent until Rent is paid in full.	N/A
RETURN CHECK CHARGE FOR EACH RETURNED CHECK	\$35
ASSIGNMENT FEE • To be paid by Resident or Assigned Resident or both	\$200
TRANSFER FEE from Exclusive Space to another exclusive space within the same Unit	\$50
TRANSFER FEE from Exclusive Space to another exclusive space in a different unit	\$150
RECONNECTION FEE OF UTILITY SERVICES	N/A
UTILITY CONNECTION FEE (IF APPLICABLE)	\$25.00
RES LIFE FEE *SHUTTLE SERVICE (ONE TIME FEE)	\$15.00
In the event utilities are included in the Rent, the following "Threshold Amount" has been allocated for each service. If Resident exceeds the Threshold Amount (s), Resident will be charged and required to pay the overage amount:	\$3.00 recovery fee
Electricity	\$25
Water / Sewer	N/A
Trash	N/A
Pest Control	N/A
Telephone	N/A
Cable TV	N/A
Internet	N/A
Gas	N/A
HOLDOVER DAILY FEE In an amount of the existing monthly installment of Rent.	100% of monthly Rent

DEPOSIT:

Owner shall provide Resident an itemization of the application of the Deposit and a refund of the remaining balance of the Deposit, if any, 30 days after termination of the tenancy and delivery of possession of the Exclusive Space to Owner by Resident. The amount of the Deposit required, if any, cannot exceed three months' rent.

INDEMNITY:

Paragraph 37. of the Housing Contract is inapplicable in Nevada.

OWNER'S RIGHT OF INSPECTION AND ENTRY:

Resident agrees that Owner may enter the Premises or other Units at the Community upon twenty-four hours' notice during reasonable hours for any reasonable business purpose in accordance with applicable law, including making monthly unit inspections, repairs, or displaying the Premises to prospective residents or purchasers. In an emergency situation, Owner may enter at any time without prior notice. Resident, by placing a work order for work to be performed, authorizes Owner to enter the Premises for the purposes of completing that work order in a timely manner. If Resident refuses Owner the right of entry, Resident will be held responsible for any financial losses that are sustained by the Owner.

FAILURE TO DELIVER POSSESSION:

If Owner is unable to deliver possession of the Exclusive Space on the Commencement Date, Rent will abate until possession is delivered, and Resident may: (1) terminate the Housing Contract upon at least five (5) days' written notice to the Owner; or (2) bring an action for possession of the Exclusive Space.

FIRE OR CASUALTY DAMAGE:

If the Unit is damaged or destroyed by fire or casualty to the extent its use as a dwelling is substantially impaired, Resident may immediately vacate the Unit and notify the Owner in writing within 7 days thereafter of Resident's intent to terminate the Housing Contract.

DEFAULT BY RESIDENT:

If Owner elects pursuant to paragraph 30. of the Housing Contract to terminate Resident's right to possession of the Unit, Owner shall give Resident 5 days written notice. If Resident's default is other than a failure to pay Rent, such notice from Owner shall specify the acts and omissions constituting the default and, if the default is remediable by repairs or payment of damages, Resident may remedy the default within 14 days and the Housing Contract shall not terminate. In the case of nonpayment of Rent by Resident, the Owner may terminate the Housing Contract upon 5 days written notice. It is understood that in the event Owner terminates a Roommate's right to occupy the Premises and Unit, it shall be a default under this Contract by Resident for such Roommate to occupy the Premises and Unit. In addition, in the event of Resident's default, Resident shall be liable, to the fullest extent allowed by applicable law, for and shall pay: (i) a reletting fee equal to 85% of one months' Rent to offset the costs of reletting the Premises and Unit; (ii) all monthly Rent and other charges which are payable during the remainder of the term of this Contract, which shall be accelerated automatically without notice and shall be immediately due and delinquent; and (iii) any other sums that may be due pursuant to the Contract or applicable law. Resident acknowledges that the reletting fee is not a cancellation fee or a buyout fee. The reletting fee is liquidated amount covering only Owner's damages associated with Owner's time, effort and expense in finding and processing another resident to occupy the Unit and Premises. Such damages are uncertain and difficult to ascertain.

REQUIRED DISCLOSURES:

Place Management Group is authorized to manage the Community and is authorized to act for and on behalf of Owner for the purpose of service of process and receiving notices and demands in the State of Nevada. The address for Place Management Group in Nevada is: _____3896 Swenson St. Las Vegas Nevada 89119____. The Owner of the Community is _____BVP Las Vegas Swenson Place, LLC The emergency telephone number for Place Management Group is:_____702-785-0358_____.

ABANDONMENT:

Resident is presumed to have abandoned the Exclusive Space if Resident is absent from the Exclusive Space for sixteen days. If the Exclusive Space is abandoned, Owner may dispose of the personal property remaining in the Exclusive Space in accordance with NRS 118A.460 by storing the property for thirty days, providing written notice to Resident at Resident's current or last known address after the expiration of the thirty days and allowing fourteen days to elapse from the giving of the notice.

CONFLICT:

In the event of any conflict between the terms of this Community Addendum and the Housing Contract, the terms of this Community Addendum shall control.

The terms of this Addendum are agreed to and accepted by:

OWNER:

Signature: _____

Name Printed: _____

RESIDENT:

Signature: _____

Name Printed: _____