

# CB Properties of Memphis LLC

Lease: Alexander, Y.  
Contact: Yvonne Alexander

Property Address: 4655 Chancellor Cv  
Memphis, TN 38118-4343

Balance as of 01/06/2022		Prepayments		Total Unpaid		Deposit Held		
<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>		
Transaction	Date	Ref #	Description	Payer Name	Deposit Date	Charges	Payments	Balance
Paid Charge	01/01/2022		4010 - Leasing Income:Rent			\$1,050.00		\$0.00
Deposited Payment	12/29/2021	77824496486	Payment of \$50.00 applied to [01/01/22, acct 4010, \$1,050.00]/Accepted with reservations	Yvonne Alexander	12/29/2021		\$50.00	(\$1,050.00)
Deposited Payment	12/29/2021	77824496475	Payment of \$500.00 applied to [01/01/22, acct 4010, \$1,050.00]/Accepted with reservations	Yvonne Alexander	12/29/2021		\$500.00	(\$1,000.00)
Deposited Payment	12/29/2021	77824496464	Payment of \$500.00 applied to [01/01/22, acct 4010, \$1,050.00]/Accepted with reservations	Yvonne Alexander	12/29/2021		\$500.00	(\$500.00)
Paid Charge	12/01/2021		4010 - Leasing Income:Rent			\$1,050.00		\$0.00
Deposited Payment	11/29/2021	77824484111	Payment of \$50.00 applied to [12/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	11/29/2021		\$50.00	(\$1,050.00)
Deposited Payment	11/29/2021	77824484090	Payment of \$500.00 applied to [12/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	11/29/2021		\$500.00	(\$1,000.00)
Deposited Payment	11/29/2021	77824484100	Payment of \$500.00 applied to [12/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	11/29/2021		\$500.00	(\$500.00)
Deposited Payment	11/02/2021	77824481878	Payment of \$50.00 applied to [11/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	11/02/2021		\$50.00	\$0.00

Transaction	Date	Ref #	Description	Payer Name	Deposit Date	Charges	Payments	Balance
Deposited Payment	11/02/2021	77824481867	Payment of \$1,000.00 applied to [11/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	11/02/2021		\$1,000.00	\$50.00
Paid Charge	11/01/2021		4010 - Leasing Income:Rent			\$1,050.00		\$1,050.00
Deposited Payment	10/04/2021	7784494979	Payment of \$50.00 applied to [10/01/21, acct 4010, \$1,050.00]/Accepted with reservations	Yvonne Alexander	10/04/2021		\$50.00	\$0.00
Deposited Payment	10/04/2021	77824494968	Payment of \$1,000.00 applied to [10/01/21, acct 4010, \$1,050.00]/Accepted with reservations	Yvonne Alexander	10/04/2021		\$1,000.00	\$50.00
Paid Charge	10/01/2021		4010 - Leasing Income:Rent			\$1,050.00		\$1,050.00
Paid Charge	09/01/2021		4010 - Leasing Income:Rent			\$1,050.00		\$0.00
Deposited Payment	08/30/2021	7782449309, 9310	Payment of \$1,050.00 applied to [09/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	08/30/2021		\$1,050.00	(\$1,050.00)
Deposited Payment	08/04/2021	77824490249	Payment of \$50.00 applied to [08/01/21, acct 4010, \$1,050.00]/Accepted with reservations	Yvonne Alexander	08/04/2021		\$50.00	\$0.00
Deposited Payment	08/04/2021	77824490238	Payment of \$1,000.00 applied to [08/01/21, acct 4010, \$1,050.00]/Accepted with reservations	Yvonne Alexander	08/04/2021		\$1,000.00	\$50.00
Paid Charge	08/01/2021		4010 - Leasing Income:Rent			\$1,050.00		\$1,050.00
Paid Charge	07/01/2021		4010 - Leasing Income:Rent			\$1,050.00		\$0.00
Deposited Payment	06/30/2021	77762633432	Payment of \$50.00 applied to [07/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	06/30/2021		\$50.00	(\$1,050.00)
Deposited Payment	06/30/2021	77762633421	Payment of \$1,000.00 applied to [07/01/21, acct 4010, \$1,050.00]	Yvonne Alexander	06/30/2021		\$1,000.00	(\$1,000.00)
Deposited Payment	06/07/2021	77762632013	Payment of \$975.00 applied to [06/01/21, acct 4010, \$975.00]/Accepted with reservations	Yvonne Alexander	06/07/2021		\$975.00	\$0.00
Paid Charge	06/01/2021		4010 - Leasing Income:Rent			\$975.00		\$975.00

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### C B Property Management Residential Lease Agreement

Lessor, C B Property Management and **Yvonne Alexander** on **(06/07/2021)** agree to the following:  
**LEASE OF PREMISES:** Lessor leases to and Lessee hires from Lessor the Residential dwelling located **(4655 Chancellor Cv. Memphis TN 38118)** herein referred to as the "Leased Premises" for a term of (18) months, beginning on **(07/01/2021)** continuing until **(06/30/2022)** at which time this residential lease agreement shall terminate. The Lessee shall receive occupancy of the premises on **06/07/2021**. All liabilities for the property become effective on that date.

**AMOUNT:** The Lessee in consideration of the premises and the covenants and agreements herein made, hereby leases said premises for said term and does hereby agree to pay to the said Lessor or his representative or assign or agents as rental for said premises the sum of **(\$12,600.00)** payable in installments in advance without demand or notice as follows: The sum of **\$1050.00 IS DUE THE 1<sup>ST</sup> DAY OF EACH MONTH IN ADVANCE**, by Cashier's Check, or Money Order.. Mail payments to: (PO Box 17462 Memphis, TN 38187-0462) or as otherwise specified by Lessor in writing. Loss of check or money order shall not be a valid reason of non-payment of rent. Lessee specifically waives notice of default for non-payment of rent or any other monetary obligation, which is due from Lessee to Lessor under the notice of terms of the lease. If you pay in the office, there will be **\$10 PROCESSING FEE** to take payments. Tenants that pay online, through tenant portal, or through a third-party source may be subject to additional convenience fees or charges.

- 1. LATE FEES:** If the full payment including late fees or payments due from the previous month is not received by the 5<sup>th</sup> of the month a late penalty of 10% will be applied to the total rental amount. An additional \$35.00 will be charged for any dishonored check or money order returned for any reason. Lessor of its right to declare a default under this Agreement shall not construe the foregoing late fees and charges as a waiver.
- 2. UTILITIES AND ASSOCIATION DUES:** Lessee will be responsible for the payment of all utilities, garbage, water, and sewage charges, telephone, and gas. Association dues and other bills incurred during the term of the lease. There shall be a \$25.00 additional charge for all unpaid sewer bills. There shall be a \$50.00 charge for each utility not placed in the Lessee's name within 3 days of signing this lease, plus utility or association fees to be paid by Lessee.
- 3. USE AND OCCUPANCY:** Lessee shall use the premises in such a manner as to comply with all federal, local, state, county laws, rules, ordinances, regulations and codes. Lessee shall not use the premises or permit it to be used for any disorderly or unlawful purpose or in any manner determined by Lessor to be offensive to any of the neighbors. The premises are to be used exclusively as a residence only by the persons named above and their immediate family. **NO OTHER PERSON'S CAN LIVE THERE WITHOUT THE LESSOR'S WRITTEN PERMISSION.** Guests may stay no longer than two weeks. Lessee may not remove or install any carpet, walls, fencing, or flooring, without the written permission of Lessor. C B Property Management reserves the right to perform a visual inspection of the property every 30 days to ensure cleanliness and upkeep of the home. Tenant, by signing this lease, agrees to this monthly inspection. Tenants agree to perform lawn maintenance on this property.

4. **PETS:** Written Consent is required: If there is any pet damage on the property, it shall be the responsibility of the Lessee to make any repairs needed (e.g.: carpet cleaned, yard cleaned and seeded). If repairs are not done upon move-out, lessee understands and agrees that the appropriate amount shall be charged to make those repairs. The granting of consent for pets to others shall in no way be deemed the granting of consent to Lessee. If Lessee wants a pet, Lessee MUST have Lessor's written consent, and pay an additional **(\$250.00/500.00)** as a non-refundable pet deposit. Failure to receive written consent for a pet shall be a cause of default.
5. **APPLIANCES:** If Appliances are included, they are not warranted and if they break is the tenant's responsibility. If they are furnished, they shall not be warranted. Maintenance of these units is Lessee's responsibility, and Lessee will keep them in good repair. Portable space heaters are not allowed. The following appliances have been supplied by the courtesy of the Lessor which are not to be removed:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_
6. **MAINTENANCE:** During your residency, this property is your home and should be treated as such. Lessee will be responsible for hiring qualified service people to take care of all minor maintenance under \$250.00, and to repair any damage caused by Lessee and Lessee's guests or invitees regardless of the cost. Evidence of poor-quality maintenance or use of unqualified service people is a violation of this Lease. The Lessor or his agent will address any other repairs within 72 hours, and necessary repairs will be made or initiated within ten days of receiving written notice from Lessee. Lessee will also water and maintain the yard and landscaping at the Leased Premises and keep the yard and parking areas and garbage areas clean and uncluttered. Lessor will not honor any charges, or deductions from rent not specially authorized in advance in writing by him or his agent. If the board of health or code enforcement is called instead of the lessee doing repairs, it shall be deemed a default under this lease.
7. **PEST CONTROL:** Lessee is responsible for keeping the premises free of pests and paying for Pest Control services.
8. **ALTERATIONS:** Lessee will not paint or alter the Leased Premises in any way, nor change locks without obtaining Lessor's prior written approval.
9. **CONDITION:** The residence is rented in "AS-IS" condition, with the understanding that no additional improvements will be made at this time or time of move in. Unless Lessee provides written notice within 72 hours of moving in, everything in or about the Leased Premises will be considered in good working order. Lease will acknowledge there is a smoke detector and fire extinguisher. Lessee agrees to periodically test and maintain the smoke detector. **Filter is to be changed by the tenant at least every 60 days with a filter that has an FPR rating of at least an "8" or better. X** Date: June 7, 2021
10. **QUIET ENVIROMENT:** Lessee shall be entitled to the quiet enjoyment of the Leased Premises during the term of this Lease. Resident shall be responsible, at all times, for the conduct of Lessee's guests, licensees, and invites while they are on the premises. If the Lessor receives any reasonable complaints concerning the conduct, noise, or disturbance of the peace of Lessee or Lessee's guests, licenses, or invitees, such complaint shall constitute a default under this Agreement.
11. **VEHICLES:** Lessee may only park functional vehicles in assigned spaces where parking space is limited. Lessee may not repair Lessee's vehicles on the premises, unless in an enclosed garage, if such repairs take longer than one day. No vehicles parked in the yards.
12. **SURRENDER AND HOLDOVER:** Upon the expiration of the Lease, Lessee shall surrender to

Owner the Leased Premises, together with all other property affixed to the Leased Premises. Said surrendered Leased Premises shall be broom clean and in the same order and condition in which the Lessee received it, the effects of ordinary wear and tear accepted. Unless an event of default as hereinafter defined has occurred and remains uncured, Lessee shall prior to the expiration of the lease term remove all of Lessee's personal property from the Leased Premises. Lessee shall repair any damage caused by such removal prior to the expiration of the term. At Lessor option, if Lessee fails to remove such personal property then the same shall be deemed abandoned by the Lessee and shall at Lessor's option become the property of the Lessor. Lessee agrees to **(\$1150.00)** on a month-to-month basis for each month holdover. During the holdover period a **60-day written notice to vacate is required.**

13. **ASSIGNMENT AND SUBLETTING:** Lessee shall not assign, mortgage, encumber, or transfer this Lease, in whole or in part, or sublet the premises or any part thereof, nor grant a license or concession in connection therewith without prior written consent of the Lessor.
14. **ENTRY:** Lessee agrees to allow the Lessor to inspect the premises and to show it to prospective Lessees, prospective purchasers, mortgagees, and contractors at reasonable times. Lessor may display "For Rent" or "For Sale" signs on site. This to include monthly inspections of lessee's responsibility to replace heating and air filters.
15. **ABANDONMENT:** If Lessee abandons or vacates the premises, Lessor may terminate this lease and regain lawful possession.
16. **WAIVER:** The waiver of any breach shall not be construed as a continuing waiver of any subsequent breach, and the acceptance by Lessor of partial payments due shall not, **UNDER ANY CIRCUMSTANCES**, constitute a waiver of any rights of Lessor under this lease, nor effect any notice of legal proceedings in unlawful detainee, theretofore given and commenced under state law.
17. **TERMINATION:** All parties agree that terminating this lease before its termination date is a breach of tenancy and all Security deposits plus one full month's rent shall be forfeited to Lessor as liquidated damages, at Lessor's option, following termination.
18. **LIABILITY:** Lessor recommends that Lessee obtain personal liability insurance. Lessor has no insurable interest in Lessee's personal property. Nor, will Lessor be liable for any acts by, or damage or injury to Lessee, Lessee's family, guests, invitee or other persons or property, occurring in or near the premises and Lessee agrees to hold Lessor harmless from any claims for damages no matter how caused. Lessee shall be responsible for Rental Insurance on his personal belongings.
19. **MECHANICS LIENS:** Lessee shall not permit any Statement of Intention to hold a Mechanic's Lien to be filed against the Leased Premises or any part thereof nor any interest or estate therein by reason of labor, services or materials claimed to have been performed of, furnished to or for the Lessee. If such a Statement of Intent to hold a Mechanic's Lien shall be filed Lessee shall secure the release of said Mechanic's Lien upon notice of said Lien being presented to Lessor and shall indemnify Lessor for his costs, together with attorney's fees, in securing the release of said Lien.
20. **LESSOR'S LIEN:** To secure the payment of rent and other liabilities of Lessee hereunder, Lessee hereby grants to Lessor a security interest in all Lessee's personal property which is now or hereinafter located in the Leased Premises and in proceeds thereof, including tort claims and insurance Hereinafter called the "Collateral". In the event of default, Lessor shall have all the remedies of a Secured Party as permitted under Tennessee Law.

21. **EVENTS OF DEFAULT:** Any of the following shall be deemed an Event of Default:
- a. Lessee's failure to pay an installment or rent when the same becomes due;
  - b. Lessee's failure to perform or observe any other covenant, term or condition of this lease to be performed or observed by Lessee and if curable, the failure continues for three days after notice thereof is given to Lessee.
  - c. Lessee's abandonment of the Leased Premises.
  - d. Lessee's default under any other Agreement between Lessee and Lessor concerning the Leased Premises, including any Option to Purchase Agreement between the Lessee and Lessor.
  - e. The filing or execution or occurrence of:
    - i. An involuntary petition of bankruptcy against Lessee and the failure of Lessee, in good faith, to promptly commence and diligently pursue action to dismiss the petition.
    - ii. Petition against the Lessee seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution or other relief of the same of different kind under any provision of the Bankruptcy Act, and the failure of Lessee, in good faith, to promptly commence an action to dismiss the petition.
    - iii. A general assignment for the benefit of creditors.
    - iv. The taking by any party of the leasehold created hereby or any part thereof, upon foreclosure, levy, execution, attachment, or other process of law ad equity.
22. **LESSORS REMEDIES FOR BREACH:** In the event the Lessee commits an event of default of the lease, Lessor may, in addition to all other legal or equitable remedies that may be available to Lessor:
- a. Continue this Agreement by not terminating Lessee's right to possession of the Leased Premises, and continue to enforce all of Lessor's rights and remedies under the terms hereof, including the right to rent specified herein as it becomes due, or;
  - b. Terminate this Agreement and Lessee's right of possession of the Leased Premises immediately, and commence an action against Lessee to recover possession of the Leased Premises and for such damage as may be available at law, including unpaid rent through the remainder of the Leased term.
23. **ATTORNEY'S FEES:** Lessor shall be entitled to recover costs and reasonable attorney's fees in any action or proceeding to secure any rights under this Agreement to enforce any remedies available hereunder or at law.
24. **INVALID CLAUSES:** Should any provisions of this lease be found to be invalid or unenforceable, the remainder of the lease shall not be affected thereby and each term and provision herein shall be valid and enforceable to the fullest extent permitted by law.
25. **ENTIRE AGREEMENT:** This lease document and the attached exhibits constitute the entire agreement between the parties and may be modified only in writing signed by the parties. Any agreement or representation between the parties hereto respecting the subject matter of this agreement, whether oral or written, which is not expressly set forth in this instrument is null, void and of no legal effect; provided however that Lessor and Lessee may have entered into a separate Option Agreement under which Lessee may have been give an option to Purchase the Leased Premises, in which case the terms of such Option Agreement shall not be affected by this Lease, except to the extent indicated in such Option Agreement, and except that a default under such Option Agreement shall constitute and be deemed an event of default under this Lease agreement.
26. **ACKNOWLEDGEMENT:** This Lease shall be construed in accordance with the laws of the State of Tennessee. **IN WITNESS WHEREOF**, Lessee and Lessor have executed the Lease Agreement as of the date and year first written above. Lessee specifically waives notice of default for non-payment of rent or any other monetary obligation, which is due from Lessee to Lessor under the terms of this lease.

27. **RESERVATION/GET READY/MOVE OUT FEE:** 500.00 has been paid as a non-refundable reservation/get ready/move out fee. This fee will be used to clean and paint the house after Lessee vacates the property. If additional damages are done to the home, the Lessee will be responsible for the charges.
28. **MOVE IN FEE:** There is a \$100.00 non-refundable move in fee due on the day of the lease signing. This fee is to cover move in and administrative cost such as creating legal documents.
29. **LEAD BASE PAINT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. Lead-based paint information may be obtained from C B Property Management upon request.
30. **DEFAULT OF LEASE AND WAIVER OF NOTICE:** In the event of the default by the Lessee in the payment of any installment of rent when due or performance of any of the other obligations hereof, the Lessor may, at its option, forfeit this lease and declare same null and void and further in the event of said default, the Lessor may immediately, WITHOUT NOTICE OR DEMAND, NOTICE AND DEMAND HEREBY BEING EXPRESSLY WAIVED, reenter the premises and repossess same, including the right, at the Lessor's option, to expel said Lessee to be without liability on the Lessor for the disposition of the same. There is hereby reserved to the Lessor all of the rights that may accrue to the Lessor because of the Lessee's default, not with standing the exercise by the Lessor of any options reserved by the Lessor hereunder. It is further agreed that after the service of notice, or the commencement of suit, or after final judgment for possession of same premises, the Lessor may receive and collect any rent or other sums owing, but a partial payment of rent or other sums owing y Lessee, and acceptance of the same by Lessor, shall not waive or prejudice any of the Lessor's right under the lease, and especially to the recovery of possession of the premises. At Lessor's sole option, an acceptance by Lessor of the full amount of delinquent rent or other sums owing may re-establish of Landlord/Lessor and Tenant/Lessee previously existing between them, for the same rental and on the same terms, and subject to the same mutual rights and duties, and the same covenants and agreements expressed in this lease. Further, Lessee hereby covenants, agrees and understands that upon the Lessor's termination of this lease, the entire remaining balance of unpaid rent for the remaining term of this lease shall ACCELERATE whereby the entire sum shall become immediately due, payable and collectable. The Lessor may hold the portion of the Lessee's security deposit remaining after reasonable cleaning and repairs as a partial offset to satisfaction of the accelerated rent.

IN TESTIMONY WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS,  
 THIS Sunday DAY OF June 7, 2021, \_\_\_\_\_ THE  
 SIGNATURE OF LESSEE ACKNOWLEDGES THAT LESSEE HAS READ AND UNDERSTANDS  
 THE TERMS AND CONDITIONS OF SAID LEASE.

Groene Alexander  
 LESSEE

\_\_\_\_\_  
 LESSEE

\_\_\_\_\_  
 LESSOR (CB PROPERTY MANAGEMENT REPRESENTATIVE)



**Addendum A**  
**Smoke Detector Clause**

The undersigned Lessee acknowledges and certifies that:

1. C B Property Management has informed Lessee that the smoke detectors have been installed at the above address, checked by C B Property Management, and determined to be operational.
2. C B Property Management has informed Lessee that smoke detectors are very sensitive instruments and should not be tampered with as they have been installed for Lessee's safety.
3. C B Property Management has asked Lessee to verify that such smoke detectors are operational.
4. Lessee has checked and verified smoke detectors to be in proper working condition, and agrees to make operation safety test at least once a month by depressing the test button to determine if the battery needs replacing. If upon depressing the test button, no sound is audible or a chirping sound is emitted without depressing the test button, Lessee agrees to replace spent battery with a new battery.
5. Any maintenance to repair damage or to maintain such smoke detectors in proper working condition, or to replace missing smoke detector units or batteries (if applicable) during the initial and all successive uninterrupted lease terms is the responsibility of the Lessee.
6. Lessee agrees to notify C B Property Management in writing of any malfunctions with the smoke detector units.

Lessee: \_\_\_\_\_

*Yvonne Alexander*

Date: \_\_\_\_\_

*June 7, 2021*

**Release of Liability Mold Disclosure**

1. I/We the undersigned Tenant/Lessee, acknowledge that we have been advised and encouraged by C B Property Management which is the Representative of the Owner / Lessor of above listed property, to have the property tested for mold, and that I/We understand that the presence of certain types of mold prevalent in housing can cause severe health effects to humans and/or structural damage to the dwelling.
2. I/We have been advised that the owner and C B Property Management, the owner's Agent, is unaware of any mold conditions that exist at the property.
3. I/We hold the owner, C B Property Management, its Broker and Agents and all parties involved in this transaction harmless for any damages or responsibility for building and/or health conditions that remain undiscovered regarding mold and mold spores.
4. Should mold conditions be discovered during the term of our tenancy, which is determined to be a health hazard or structural hazard, which requires us to vacate the premises, we understand that we will be immediately released from our contract and allowed to vacate without a 30-day notice.
5. Refund of security deposits is subject to the terms and conditions of our rental/lease agreement.

Lessee: \_\_\_\_\_

*Yvonne D. Alexander*

Date: \_\_\_\_\_

*June 7, 2021*

**Rental Policy**

1. Rent is due on the 1<sup>st</sup> of the month
2. If rent is not received by the 6<sup>th</sup> of the month, we will start the eviction process
3. Payments are to be mailed into the PO Box
4. If we come by to pick up the payment, you will be charged a \$25 pick-up fee.
5. You cannot hold rent for any reason
6. We must have a working number for you at all times, if we do not have a number for you it is a violation of your lease
7. Please provide your emergency contact phone number and address  
 Emergency Contact Name: Claudia Williams, 662-890 1698  
 Emergency Contact Number: Ernest Jordan, 835 741  
 Emergency Contact Address: 4026 - Lynwood Dr
8. Please provide your email address  
Yvonne Alexander 6161@gmail.com
9. May we communicate you via text message yes / no

Lessee: Yvonne Alexander Date: June 7, 2021  
 CB Representative: [Signature] Date: 6/7/2021

**Move out Procedures**

- 1) Always required to give a 60-day notice
- 2) On the day of move out, you must return keys to the office
- 3) The office must be provided a forwarding address with move out notice
- 4) Smoke detectors and fire extinguisher are still present in home
- 5) Yard and gutters must be cleaned before vacating the home
- 6) Home must be in a move in condition and cleaned
- 7) Return garage door openers (if applicable)

**If any of these things are missing or damaged, the tenant can incur additional move out costs.**



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**NOTICE TO RE-NEW LEASE**

Date of notice: 06/07/2021

TENANT(S): Yvonne Alexander

4655 Chancellor Cv.

Memphis, TN 38118

LEASE EXPIRATION DATE: 06/30/2022

RENT INCREASE : \$45.00

**Instructions:**

1. Please indicate if you wish to re-new your lease, or if you intend to have a month to month lease with a rent increase.
2. Be sure to sign and date this notice.
3. If we do not receive the signed document back by \_\_\_\_\_, your lease will automatically go month to month and **\$250.00 extra a month** until renewal is signed or notice is given.
4. Any payment made inside the office will have a \$10 processing fee. We offer tenants other alternatives to pay through mail and online. There is a minimal convenience fee assessed for all on-line/EFT/ACH payments. Please consult your Account Manager on the different ways.
5. All payments must be made on the 1<sup>st</sup> of the month. If not paid by the 5<sup>th</sup> of the month a 10% late fee will be added.

Please circle whether you wish to re-new or vacate

RE-NEW LEASE

VACATE

EXTEND LEASE

Notice to Owner, CB Properties

I agree to re-new our lease for a term of 12-Months at the rent of \$1095.00

beginning 07/01/2022 and ending on 06/30/2023. I understand that the terms, rights and conditions in our original lease will still apply as agreed.

OR

I intend to vacate the premises on \_\_\_\_\_, leaving the property in good condition as agreed in my lease, no later than the expiration of the term of our lease.

Yvonne Alexander

Date: June 7, 2021

Tenant's signature

[Signature]

Date: 6/7/2021

CB Properties Representative