



# Hillwood Villas

110 West Summit Hill  
Knoxville, TN 37902  
865-230-1860

## Exhibit A: Terms

Thank you for choosing to lease from us. Please read and initial each item.

1. You may pay through PayPal or make checks payable to Lessor. 1. \_\_\_\_\_
2. Late fees are charged on the 6th and 11th days of the month. 2. \_\_\_\_\_
3. Lease requires 45 days cancellation notice prior to lease renewal date. 3. \_\_\_\_\_
4. No smoking permitted inside of units. Smoking must be outside and ashtrays must be cleaned regularly. 4. \_\_\_\_\_
5. All payments accepted with full reservation of rights. 5. \_\_\_\_\_
6. Lessee agrees that month to month tenancy shall not be terminated after the 31st day of October, nor before the 31st day of the following January. 6. \_\_\_\_\_
7. For maintenance requests please use your online account only. 7. \_\_\_\_\_
8. For return of your deposit:
  - a) Thoroughly clean your unit.
  - b) Remove all trash.
  - c) Discarded furniture, bedding, etc. must be taken to the City of Knoxville Waste Management site at 1033 Elm Street, Knoxville, TN 37921.
  - d) Vacate the premises and return all keys including mailbox keys to the leasing office.8. \_\_\_\_\_
9. The TENANT agrees that any of the following are prohibited, without separate written approval:  
PETS, WATERBEDS, OTHER: \_\_\_\_\_ 9. \_\_\_\_\_

10 The TENANT also agrees that:

10. \_\_\_\_\_

- a) He/She will comply with all obligations imposed on TENANT'S by building and housing codes.
- b) He/She will keep the parts of the building that He/She occupies or uses as clean and safe as conditions permit.
- c) He/She will remove from the premises all trash, garbage, rubbish and other wastes in a manner established by the LANDLORD and will not dump furniture or appliances near or in the dumpsters or will be subject to a minimum \$100 fee PER ITEM.
- d) He will keep all plumbing that he uses in a clean and workable condition.
- e) He/She will use reasonable care when operating or using all electrical, plumbing, sanitary, heating, ventilation, air conditioning, or other facilities.
- f) He/She will not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises.
- g) He/She will conduct himself in a manner that will not disturb other people.
- h) He/She will not make substantial alterations to the property without the LANDLORD'S permission.

11. Where off-street parking spaces are provided (at select properties), during certain events such as University of Tennessee home football games, Lessor may elect to provide temporary parking to visitors for a fee, and tenants will be required to remove vehicles which remain on the premises and will incur a cost if tenant fails to remove vehicle.

11. \_\_\_\_\_

12. Landlord's Termination Option. Should the Landlord determine that the premises are to be upgraded Landlord shall have the option to terminate and cancel the Lease ("Landlord's Termination Option") by delivering to Tenant written notice of Landlord's exercise of Landlord's Termination Option (the "Termination Notice"). The Lease shall terminate effective as of the date that is sixty (60) days after Landlord's delivery to Tenant of the Termination Notice (the "Termination Date"), and Tenant shall surrender the Retained Premises to Landlord on or before the Termination Date in accordance with all provisions of the Lease. If Landlord exercises this Option, and Tenant timely and properly surrenders the Premises to Landlord on or before the Termination Date, Tenant shall not be obligated to pay the monthly installments of Rent that are due after the Termination Date. Subject to rental amount adjustment and availability, the tenant shall have the option to transfer lease to another unit or to return to the vacated unit upon completion of upgrades.

12. \_\_\_\_\_

I have read the above terms and agree to them.

Signed \_\_\_\_\_

Print \_\_\_\_\_

Date \_\_\_\_\_