

This is NOT the EXACT Lease, this is a SAMPLE ONLY

This shall be considered the BLANK Lease & Addendums per the 455-0100

Information, additional provisions or other addendums may be changed or added at any time.

9197 Richmond Ave.

Metairie, LA 70002

PROPERTY MANAGEMENT ACKNOWLEDGEMENT & LIABILITY RELEASE

The owner(s) of the property being leased is/are hereinafter referred to as Lessor. The individual(s) leasing the property is/are hereinafter referred to as Lessee. Keller Williams Realty 455-0100, its agents and employees are hereinafter referred to as Broker.

- I. The Lessee acknowledges that the property being leased is not managed by Broker and therefore Broker has no control over the property or the authority to act for the Lessor once the lease has been negotiated and executed by and between Lessor and Lessee.
- II. Consequently, the Lessee hereby agrees to specifically releases, remise, discharge and relieve Broker from any and all liability, claims and responsibility that may result from the Lessee leasing the described property.

This release of liability, claims and responsibility includes but is not limited to the following:

- 1. Lessor's failure to comply with any term of the lease.
- 2. Lessor's default on the lease.
- 3. The condition, structural integrity, defects, security and flood elevation of the property as well as the building materials contained therein and thereon to include any loss, injury, illness or death resulting in any way from same.
- 4. The failure of Lessor to either make or timely make any repairs or improvements to the property including both repairs and improvements that may have been negotiated in the initial lease agreement and those that may be necessary during the term of the lease or any extension thereof.
- 5. The quality of workmanship or materials used in repairs or improvements to the property.
- 6. The inability of the Lessee for any reason to gain occupancy of the property on or after the commencement date of the lease.
- 7. Any problem the Lessee may have with keys to or security of the property.
- 8. The return of all or a portion of Lessee's security deposit to Lessee. Lessee acknowledges and agrees that the security deposit is to be held by Lessor and that Broker has no control over the disposition of any deposit(s) given by Lessee to Lessor. Lessee hereby releases Broker from any and all liability, claims and responsibility associated in any way to the inability or refusal of Lessor to return all or any portion of any deposit given by Lessee to Lessor.
- 9. Any loss, injury, illness or death resulting from fire or smoke.

III. The Lessee, understanding Broker's lack of control over the property and limited authority for the Lessor, also hereby agrees to personally handle direct with the Lessor any and all problems or disputes Lessee may have with Lessor once the lease agreement has been executed by and between Lessor and Lessee.

IV. The term property as used herein includes not only the living unit to be occupied by Lessee but also all grounds and improvements to which the living unit is a part or associated with.

V. The undersigned agree to the terms contained in this document even if this document has not been signed by the other party.

BROKER DOES BUSINESS IN ACCORDANCE WITH ALL FEDERAL FAIR HOUSING LAWS. LESSOR AGREES THAT THESE TERMS WILL APPLY TO ANY PROPERTY LESSOR LIST FOR LEASE WITH BROKER EITHER NOW OR IN THE FUTURE UNLESS SAID PROPERTY IS MANAGED BY BROKER.

ADDRESS OF LEASED PROPERTY: _____

LESSEE DATE

LESSOR DATE

LESSEE DATE

LESSOR DATE