

1. TENNESSEE - RESIDENTIAL RENTAL AGREEMENT

1.1 RESIDENTIAL RENTAL AGREEMENT

Tennessee Residential Agreement

3918 Dayton Blvd. Suite B, Chattanooga, TN 37415 - Office Phone Number: (423) 454-1413 Fax Number: (423) 454-1413

www.aubenrealty.com

For and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Caleb A. Wilson ("Tenant"), and Auben Realty - Chattanooga ("Landlord"), do hereby enter into this Lease Agreement ("Agreement") on this the 07/02/2025 .

1.2 PROPERTY:

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord all that tract or parcel of land, with such improvements as are located thereon, described as follows:

All that tract of land known as:

3925 Redding Road
Apt. 204
Chattanooga, TN 37415

as recorded in the Office of Hamilton Register of Deeds Office, together with all the fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as the "Property".

1.3 LEASE TERM:

A. Lease Term:

The term of this Agreement shall be for 6 months and shall begin on 07/02/2025 and end on 01/01/2026 ("Lease Term"). Notwithstanding the above, Landlord may terminate this Agreement upon 30 days written notice to Tenant for any reason or no reason.

B. Security Deposit:

Tenant shall pay \$1,095.00 as payment of a security deposit ("Security Deposit") to Landlord on or before the first day of the Lease Term. Such Security Deposit shall be accompanied by a \$350 non-refundable fee for one pet. Such fee shall be increased by \$100 for each additional pet. Any pet not approved in advance by Landlord shall be considered an unauthorized pet. The Security Deposit will be deposited by Landlord in an account at a bank or financial institution used only for that purpose. In the event that funds are transferred to another bank, Landlord shall notify Tenant in writing of the name of the new bank or financial institution. The Security Deposit may be used by Landlord toward payment of any damages to the Property incurred during the Lease Term, normal wear and tear excepted. Said damages include costs for cleaning the Property as well as those resulting from Tenant's failure to perform any of the terms of the Agreement contained herein. Landlord may also apply the Security Deposit toward any unpaid Rent if Tenant vacates the Property with Rent still due and owing to Landlord. Landlord's damages shall in no way be limited to the amount of the Security Deposit. Any amount of the Security Deposit remaining after deduction of said damages shall be returned to Tenant following the termination of the Agreement.

Tenant shall have the right to inspect the Property with Landlord to determine Tenant's liability for physical damages that are the basis for any charge against the Security Deposit unless Tenant has:

1. Vacated the Property without giving written Notice;
2. Abandoned the Property;
3. Been judicially removed from the Property;
4. Not contacted Landlord after the Landlord's Notice of Right to Mutual Inspection of the Property;
5. Failed to appear at the arranged time of inspection as agreed upon between Landlord and Tenant;
6. If the Tenant has not requested a mutual inspection; OR
7. The Tenant is otherwise inaccessible to the Landlord.

a. Mutual Inspection

In a situation in which Landlord has requested that Tenant vacate the Property or within five (5) days after Landlord receives written notice of Tenant's intent to vacate the Property, Landlord may provide notice to Tenant of Tenant's right to be present at the inspection of the Property. Tenant may request that time of inspection be set during normal business hours. The Landlord may require that the inspection be scheduled after Tenant has completely vacated Property and is ready to surrender possession and return all means of access to the Property, such inspection shall occur on the day Tenant vacates or within four (4) calendar days of Tenant vacating Property.

Tenant may contact Landlord to schedule a mutually agreeable date and time for inspection. If Tenant fails to appear at such scheduled inspection, Tenant waives any right to contest any damages assessed by Landlord. At the scheduled inspection, Landlord and Tenant shall inspect the Property and compile a comprehensive list of damages to the Property and an estimated cost of repairing the damage which is the basis for any charge against the Security Deposit ("Damages List"). Landlord and Tenant shall sign the Damages List which shall be conclusive evidence of the accuracy of the listing of damages. In the event Tenant refuses to sign the Damages List, Tenant shall state specifically in writing the items within the Damages List with which he does not agree.

b. Landlord Inspection

If Tenant has performed any of the foregoing acts in which he no longer has a right to inspect the Property as contained herein, Landlord shall inspect the Property and compile a Damages List. Under such circumstances, Tenant is not entitled to be present at said inspection. Landlord shall provide Tenant with a written copy of the Damages List and estimated cost of repairs via certified mail or email upon Tenant's written request. It is solely Tenant's obligation to notify Landlord of Tenant's current mailing address.

c. Additional Rights

In the event that Tenant disputes the Damages List, Tenant may bring suit in either the general sessions or circuit court of the county in which the Property is located for those items to which he specifically dissented in his statement of dissent referenced above. Landlord shall not be entitled to retain any portion of the Security Deposit if Security Deposit was not deposited into a separate account solely used for that purpose and if Landlord fails to provide Tenant with a copy of the Damages List as required herein. Landlord may recover the costs of any and all contractual damages to which he is entitled herein, plus the cost of any additional physical damages to the Property which are discovered by Landlord after an inspection has been completed. Any additional physical damages must be discovered by Landlord by the earlier of:

1. Thirty (30) days after Tenant has vacated or abandoned the Property;
OR
2. Seven (7) days after a new tenant takes possession of the Property.

If Tenant vacates the Property with unpaid Rent or other amounts due to Landlord, Landlord may remove the Security Deposit and apply it toward the unpaid debt. If Tenant vacates the Property not owing any Rent and a refund is due, Landlord shall send notice to the last known or reasonably determinable address of the amount of said refund to Tenant. If Tenant does not respond to said notice within sixty days from the sending of the notice, then Landlord may remove the Security Deposit and retain it free from any claim by Tenant or any other person.

C. Rent:

During the Lease Term, Tenant shall pay, without any notice or demand, the amount of \$1,095.00 per month on or before the first (1st) of each month ("Rent"). The Rent shall begin and the first payment shall be made on or before 07/02/2025. In the event that the first day of the Lease Term is other than the first (1st) of the month, the first and last months' Rent shall be determined on a pro-rata basis. Rent shall be made payable to Auben Realty - Chattanooga at the following address: **3918 Dayton Blvd. Suite B, Chattanooga, TN 37415**. Rent shall be deemed paid upon the date it is received at the above address, There is a five-day grace period ("Grace Period") beginning on the day that the Rent was due which is to be included in the calculation of the Grace Period. If the last day of the Grace Period falls on a Sunday; Legal Holiday; or any day set aside for county, state, or national election, the Grace Period shall end the following business day. Saturday is deemed to be a business day for the purposes of paying Rent unless it falls on one of the aforementioned days. If Rent is not received in full at the above address on or before the end of the Grace Period of each month, a late charge of ten percent (10%) of the amount of Rent past due will be charged. If the bank returns a Rent check unpaid, Tenant shall owe Landlord an additional charge of \$35 to cover the expense of processing. Tenant waives notice and demand as to all payments of Rent due hereunder. All parties understand and agree that neither the Broker nor the licensee representing Landlord is acting in the capacity of a property manager in this transaction. Landlord may change the address for payment of rent by written notice to Tenant.

1.4 REPAIRS AND MAINTENANCE:

Tenant acknowledges that Tenant has inspected the Property prior to the date of this Agreement and acknowledges that it is in a clean, fit, and habitable condition. Tenant acknowledges that all appliances (if present on the Property), including but not limited to the refrigerator, dishwasher, washer, dryer, garbage disposal, heating system, air conditioning system, swimming pool equipment, plumbing, smoke detectors, septic systems, security systems, gas logs, hot water heater, ceiling fans and light fixtures are operable as of the date of this Agreement unless otherwise noted herein. Tenant's taking possession of the Property is evidence that the Property is in a clean, fit, and habitable condition.

The Tenant shall kept in good working order and repair, normal wear and tear excepted, the fences, appliances, equipment, fixtures, driveway, interior walls, light fixtures, exterior walkways, carpet, swimming pool, flooring, landscaping, patio/porch and outbuildings.

Tenant agrees to provide and pay for all pest control services except for rodents and termites.

Any item not mentioned herein but existing on the Property (other than furniture, fixtures and personal property of Tenant) shall be maintained by Landlord during the Lease Term and any extension or hold-overs thereof.

If Tenant does not perform its maintenance and repair obligations as set forth herein as promptly as conditions require in case of emergency or within fourteen (14) days after written notice by Landlord specifying the breach and requesting that Tenant remedy it within that period, Landlord may enter the Property and cause the work to be done in a workmanlike manner and submit an itemized bill for the cost of repairs to Tenant. Tenant shall pay said repair bill at the time that the next Rent payment is due. If this Agreement has been terminated, Tenant shall pay repair bill immediately. Tenant shall be responsible for the reasonable costs of any and all repairs made necessary by the negligence or willful misconduct of Tenant (including Tenant's family members, agents, employees, contractors, licensees, invitees, guests, pets or anyone or anything else under the control of Tenant). In the event that Tenant does not promptly pay for any repairs and/or maintenance required under the Agreement following termination of the Agreement, Landlord may deduct that amount from the Security Deposit. Tenant agrees to immediately contact Landlord in the event that any malfunction or damage occurs to the heating and air conditioning systems, the plumbing (including hot water heater), septic, electrical or roofing systems.

1.5 LEAD BASED PAINT DISCLOSURE:

does not apply,

does apply (Property built before 1978 - see attached Lead Based Paint Disclosure for Rental Property).

Every Tenant of any interest in residential 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 Landlord of any interest in residential real property is required to provide the Tenant with any information on lead-based paint hazards from risk assessments or inspections in the Landlord's possession and notify the Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's/Landlord's Disclosure.

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Landlord [check one below]:

Seller/Landlord has provided the Buyer/Tenant with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

1.6 HOLDOVER AND RENEWAL:

Tenant shall provide written notice to Landlord no later than sixty (60) days prior to the end of the Lease Term as to Tenant's Intent to renew or terminate this Agreement at the end of the Lease Term, if Tenant wishes to renew the Agreement, then Landlord, at his sole discretion, may enter into a new lease agreement with Tenant. If Tenant fails to provide said notice or if Tenant remains in possession of the Property following the Lease Term, a hold-over period shall be created.

In the event of a hold-over period, Tenant shall be charged a daily rental rate and may be subject to legal action until possession of the property has been returned to Landlord. Tenant shall be considered to be in possession of the property until all keys and openers have been returned to Landlord.

1.7 INSURANCE:

Tenant agrees to obtain liability coverage of at least \$100,000 in property damage and liability coverage from an A-rated carrier and to maintain such coverage throughout the entire term of the Lease, including Lease extensions or renewals. Tenant is required to furnish to Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request. Tenant shall obtain and maintain coverage at Tenant's sole expense.

Landlord shall not be responsible for any damage to Tenant's property unless such damage is caused by Landlord's gross negligence or willful misconduct.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into the Landlord or Property Manager's Master Policy that satisfies the coverage requirements as part of the RBP; or (2) obtain alternative liability coverage from an insurer of Tenant's choice that meets the requirements set by the Landlord herein.

The option Tenant chooses shall not affect whether Tenant's lease application is approved or the terms of Tenant's Lease. Tenant's election shall be determined by the actions of the Tenant as provided below:

- Option 1: Master Policy (Automatic Enrollment) – If the Tenant does not provide evidence of the required insurance coverage by the Lease commencement date, Tenant has elected to be automatically enrolled into an insurance policy as part of the RBP. Coverage will begin on the effective date of Tenant's lease and continue throughout the term of the Lease. Please refer to the evidence of insurance that is supplied by the insurance carrier for additional coverage details. The monthly premium for the elected insurance policy is \$11.95. The RBP Fee will be adjusted by the premium amount in the policy.

- Option 2: Tenant Policy (Policy Verification Required) - Tenant has elected to find, purchase, and maintain Tenant's policy that satisfies the Landlord's coverage requirements. Tenant must provide evidence of the required insurance coverage by the Lease commencement date. The RBP Fee will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord. Please be sure that your policy meets the following criteria prior to submitting:
 - Policy is purchased from an A- rated carrier
 - Policy meets or exceeds the required \$100,000 in property damage and personal liability
 - Auben Realty is listed as additional interest
 - Auben Realty address is listed as: PO Box 660121 Dallas, TX 75266
 - Auben Realty email address is listed as: insurancesupport@secondnature.com (if applicable)

It is Tenant's sole responsibility to timely pay premiums directly to the Tenant's insurance provider to avoid cancellation of coverage. If the policy is canceled or lapses at any time during the term of the Lease, Tenant shall be subject to a lease violation fee of \$25 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

1.8 APPLICATION:

Tenant agrees to provide, in advance, information requested by Landlord and hereby authorizes its verification and obtaining of a credit report. In the event that the credit report and/or employment verification does not meet with Landlord's approval or if any of the information provided therein is misleading or untrue, Landlord may, at his discretion, terminate this Agreement.

1.9 PROPERTY CONDITION:

Tenant agrees to maintain the Property in the same or better condition than it was as of the date of this Agreement, normal wear and tear excepted. Tenant further agrees to return possession of the Property to Landlord in the same or better condition as of the date of this Agreement and will be held responsible if there is damage to the Property, normal wear and tear excepted. Tenant agrees not to alter, improve, or make any additions to the Property without the prior written consent of Landlord. Tenant shall remove any and all garbage, debris and other waste from the Property. Tenant agrees he shall never flush large wads of toilet paper, paper towels, wipes, fibrous materials, q-tips, sanitary napkins, condoms, etc. down the toilet or other drain pipes. Doing so shall be considered willful misconduct as outlined in Section 1.4.

1.10 UTILITY RESPONSIBILITIES

Tenant(s) shall be responsible for activating and maintaining the following utilities in Tenant's name unless otherwise stated in this Agreement or attached addendums.

- Water
- Sewer
- Electric
- Gas
- Trash

Tenant shall be responsible for any internet, cable, or non-essential gas. Should utilities be disconnected due to Tenant non-payment or negligence Tenant will be charged a \$75 connection fee.

Landlord shall disconnect from its name any utilities which are to be the responsibility of the tenant three (3) days after the move-in date.

Tenant(s) residing in a shared meter property where it is not possible to individually meter utility usage, shall pay for utility usage based on an allocation formula, not actual meter reads. The utility bills received by Landlord or additional entities from the local utility providers will be used to calculate the charges per resident. The property's utility bills will be allocated to each unit based on the square footage of that unit.

1.11 RULES AND REGULATIONS:

1. Before vacating, all carpets must be professionally steam-cleaned and a receipt must be given to Landlord at the time of the Move-Out Inspection (if applicable).
2. The Property shall only be used as a one family, residential unit;
3. Tenant is prohibited from adding, changing or in any way altering the lock installed on the doors of the Property without prior written consent of Landlord. If all keys and garage door openers to the Property are not returned when Tenant vacates the Property, Landlord may charge a re-key charge in the amount of **\$ Market Rate**.
4. No goods or materials of any kind or description which are combustible or would increase fire risk shall be kept in or placed on the Property.
5. Non-operative vehicles are not permitted on the Property. Any such non-operative vehicle may be removed by Landlord at the expense of Tenant after providing a ten day written notice posted on such vehicle, and Tenant shall have no right or recourse against Landlord thereafter.
6. Tenant will not engage in any illegal activity nor will permit any other persons on the Property to engage in illegal activity.
7. Tenant agrees to notify Landlord of any changes in employment status during the term of the Agreement, within thirty (30) days of such change taking place.
8. Boats, trailers, recreation vehicles (RVs), and campers are not permitted on the Property.
9. No animals, birds or pets of any kind shall be permitted on the Property without the prior written consent of Landlord.
10. No nails, screws or adhesive hangers except standard picture hooks, shade brackets and curtain rods may be placed in walls, woodwork or any part of the Property.
11. Tenant agrees to notify Landlord of any changes in contact information, phone number, email address, etc., within thirty (30) days of change taking place. Without proper contact information, Landlord is not responsible for any maintenance appointments or any other issues that may arise. Tenant acknowledges that Landlord needs current contact information to provide Tenant with proper service.
12. Tenant shall not place any objects or personal property in a manner that is inconsistent with the load limits of the Property. Waterbeds, pianos, aquariums and other such heavy furniture or equipment shall only be permitted on Property with written consent of Landlord.
13. Tenant will not deliberately or negligently destroy, deface, damage, impair or remove any part of the Property or permit any person to do so.
14. Tenant agrees to cut grass, trim hedges, etc., within one (1) week of Agreement expiration date.
15. Tenant will act and require other persons on the Property to act in a manner that will not disturb the neighbors' peaceful enjoyment of their property.
16. Tenant agrees to change air filters every Thirty (30) days to ensure the HVAC system continues to function properly. Tenant further acknowledges that he/she will be billed for any damage done to the air system as a result of his/her negligence in replacing air filters.
17. During freezing temperatures, Tenant agrees to take all reasonable steps to protect pipes from freezing. Tenant shall be responsible for the cost of repairing or replacing pipes caused by freezing.
18. Tenant acknowledges that the Agreement renewal options are negotiable no later than sixty (60) days prior to the Agreement expiration date.
19. Tenant agrees that no smoking is allowed inside the Property and hereby agrees to pay a \$1,000 fee for all instances of smoking on the Property.
20. Landlord may establish additional reasonable Rules and Regulations concerning the maintenance, use, and operation of the Property. Amendments and additions to the Rules and Regulations shall be effective upon delivery of a copy thereof to Tenant.
21. Tenant acknowledges that above ground pools and trampolines are strictly prohibited and are not permitted on the property at any time for any reason.
22. Tenant agrees to change smoke detector batteries as needed.
23. Tenant acknowledges that items with suction cups, abrasive cleaners, rough pads, and harsh chemicals are not to be used on bathtubs or showers. Tenant understands they will be charged back for any damage caused to the bathtub or shower as a result of using the items listed above.

1.12 CERTAIN LIQUIDATED DAMAGES:

Tenant agrees to pay the following:

1. \$50 per missed appointment
2. Pet Deposit(s) and Monthly Pet Rent in Arrears
3. \$500 for each unauthorized pet at the property
4. \$75 utility disconnect charge
5. \$1,095.00 for failure to comply with move-in obligations

1.13 FIRE OR CASUALTY:

In the event that the Property is damaged or destroyed by fire or casualty to an extent that the use of the Property is Substantially Impaired, Tenant may:

1. immediately vacate the Property, and
2. shall notify the Landlord in writing within fourteen (14) days thereafter of Tenant's intention to terminate the Agreement, in which case the Agreement terminates as of the date of vacating.

"Substantially Impaired" for purposes of this Agreement means that the Property has been deemed unfit for human habitation by a governmental authority.

In the event that the Property is damaged or destroyed by fire or casualty to an extent that restoring it to its undamaged condition requires the Tenant to vacate the Property, Landlord is authorized to terminate this Agreement within fourteen (14) days of providing written notice to Tenant. If the Agreement is terminated, Landlord shall return all prepaid Rents and the Security Deposits. Calculation of Rent in the event of termination or apportionment is to occur as of the date Tenant returns keys to Landlord or the date on which Tenant vacated Property, whichever is earlier.

1.14 SUBLET AND ASSIGNMENT:

Tenant may not sublet the Property in whole or in part or assign this Agreement without the prior written consent of Landlord.

1.15 DEFAULT:

A. Waiver of Notice.

Tenant hereby waives notice of failure to pay rent.

B. Notice of Breach or Termination of Agreement.

In the event that Tenant breaches this Agreement and/or engages in any of the conduct listed below, Landlord may, in Landlord's sole discretion, elect to do either of the following:

1. Notice.

In the event that Tenant is noncompliant with this Agreement and/or engages in any of the following conduct, affecting the health and safety of the Property:

- fails to comply with obligations imposed on Tenant by applicable building and housing codes;
- fails to keep Property in as clean and safe condition as when Tenant took possession;
- fails to dispose of all ashes, rubbish, garbage or other waste to designated collection areas;
- deliberately or negligently destroys, defaces, damages, impairs or removes any part of the Property or permits any other person to do so; engages in illegal activity on the Property; OR
- acts or permits others on the Property (with or without Tenant's consent) to act in a manner which disturbs the neighbors' peaceful enjoyment of the premises, then, Landlord may, in Landlord's sole and reasonable discretion, deliver a written notice to Tenant specifically stating the acts and omissions constituting the violation and that the Agreement is subject to termination ("Notice of Default").

a. Breach that can be remedied by payment of Rent, cost of repairs, damages or other monetary amounts due.

If the breach can be remedied by payment of Rent, cost of repairs, damages or any other amount due to Landlord, Landlord may advise Tenant that he has fourteen (14) days from date of receipt of Notice of Default to remediate the breach. If the breach is not remediated within the fourteen (14) days, Landlord may elect to terminate the Agreement. In the event that Tenant is to make repairs to cure the breach, these repairs must be requested in writing by the Tenant and authorized by Landlord prior to making any repairs. These repairs are only allowed in the event that Landlord advises Tenant that prior authorization for repairs is required in the Notice of Default.

If Tenant engages in substantially similar conduct which constituted a prior breach within six (6) months of the previous breach. Landlord may terminate the Agreement upon at least seven (7) days' written notice documenting the breach and the date of the termination of the Agreement.

b. Breach that cannot be remedied by payment of Rent, cost of repairs, damages or other monetary amounts due.

If the breach for which notice was given cannot be remedied by the payment of Rent, cost of repairs, damages, or any other amount due to Landlord, Landlord may advise Tenant that the Agreement shall terminate upon a date not less than fourteen (14) days after receipt of the Notice of Default.

2. Termination.

In the event that Tenant breaches this Agreement by failing to pay Rent, Landlord may, in Landlord's sole and reasonable discretion, terminate this Agreement and proceed with a detainer action for possession of the Property.

Election of either option contained in Section 1.15(B)(1) or Section 1.15(B)(2) above does not bind Landlord to take such action in the event of a similar violation in the future.

C. In the event that Landlord terminates the Agreement, Landlord shall have the right to secure another tenant for the Property. In any event, Tenant shall remain liable to Landlord for any and all Rent due under the terms of this Agreement for the entire Lease Term.

D. Abandonment by Tenant is considered a default under the terms of this Agreement.

E. Landlord may recover damages and/or obtain injunctive relief for violation of the terms of this Agreement and/or for any of the following;

- Tenant failing to comply with obligations imposed on Tenant by applicable building and housing codes;
- Tenant failing to keep Property in as clean and safe condition as when Tenant took possession;
- Tenant failing to dispose of all ashes, rubbish, garbage or other waste to designated collection areas;
- Tenant deliberately or negligently destroying, defacing, damaging, impairing or removing any part of the Property or permitting any other person to do so;
- Tenant engaging in illegal activity on the Property; OR
- Tenant acting or permitting others on the Property (with or without Tenant's consent) to act in a manner which disturbs the neighbors' peaceful enjoyment of the premises.
- Tenant failing to comply with move-in obligations including failure to pay the security deposit and move-in fees as outlined in the Reservation Binder section of this agreement

F. Landlord may recover punitive damages from Tenant for the willful destruction of property caused by Tenant or by any other person on the Property with Tenant's consent.

1.16 ATTORNEY'S FEES AND COURT COSTS:

Tenant agrees to pay all reasonable attorneys' fees together with any court costs and expenses which Landlord incurs in any action for breach of this Agreement or failure to pay Rent.

1.17 RIGHT OF ACCESS:

Landlord and Landlord's agents shall have the right to access the Property for inspection; to make necessary or agreed repairs, decorations, alterations, or improvements; to supply necessary or agreed services; or to exhibit the Property to prospective or actual purchasers, mortgagees, workers or contractors during reasonable hours with Tenant's consent which shall not be unreasonably withheld. In case of an Emergency, Landlord and Landlord's agents may enter the Property without Tenant consent. An "Emergency" is a sudden, generally unexpected occurrence or set of circumstances which demands immediate action. If any of the Utilities have been turned off due to no fault of Landlord, Landlord and Landlord's agents may enter the Property in order to make inspection to ascertain any damages to the Property and to make any necessary repairs of damage resulting from the lack of Utilities. Landlord shall also have right of access to the Property under the following circumstances: (i) pursuant to a court order; (2) following the fourteen day cure period listed in Section 1.15 herein if Tenant fails to cure default; (3) if Tenant has abandoned or surrendered the Property; or (4) If Tenant is deceased, incapacitated, or incarcerated. Landlord shall also be permitted to enter the Property when reasonably necessary during Tenant absence for more than seven days. The parties hereby agree that the Landlord and Landlord's agents shall also be permitted to enter the Property beginning thirty (30) days' prior to the Agreement's termination date for the purpose of showing the Property to prospective tenants. Landlord shall give notice (does not necessarily have to be written notice) to Tenant at least twenty-four (24) hours prior to entry for showing purposes.

1.18 ABANDONMENT:

Tenant is required to notify Landlord in writing of any anticipated absence from the Property in excess of seven (7) days. Notice shall be given on or before the first day of any extended absence. Tenant's unexplained or extended absence from the Property for thirty (30) days or more without payment of Rent as due shall be prima facie evidence of abandonment. In such event, Landlord may re-enter and take possession of the Property.

Tenant's nonpayment of Rent for fifteen (15) days past the Rent due date combined with other reasonable factual circumstances indicating Tenant has permanently vacated the Property, including, but not limited to, the removal by Tenant of substantially all of Tenant's possessions and personal effects from the Property, or Tenant's voluntary termination of Utilities to the Property, shall also be prima facie evidence of abandonment. Landlord will then be permitted to post notice at the Property and send notice to Tenant by regular mail, postage prepaid to the address of the Property that:

1. Landlord has reason to believe that Tenant has abandoned the Property;
2. Landlord intends to re-enter and take possession of the Property, unless Tenant contacts Landlord within ten (10) days of the posting and mailing of the notice;
3. if Tenant does not contact Landlord within the ten day period, Landlord intends to remove any and all possessions and personal effects remaining in or on the Property and to re-rent the Property; and
4. if Tenant does not reclaim the possessions within thirty (30) days of Landlord taking possession of the possessions and personal effects, Landlord intends to dispose of Tenant's possessions and personal effects.

Landlord will include a telephone number and mailing address at which he may be contacted in aforementioned notice. If Tenant does not claim personal property within an additional thirty (30) days following Landlord's re-entry to Property and taking possession of Tenant's personal property, Landlord may sell or dispose of said personal property and apply the proceeds of said sale to unpaid Rents, damages, storage fees, sale costs, court costs, advertisement and attorney's fees. Any balances are to be held by Landlord for Tenant for a period of six (6) months subsequent to the sale date, and thereafter will become the property of Landlord.

1.19 TERMINATION FOR THREAT TO HEALTH, SAFETY, OR WELFARE:

Notwithstanding any other provision of this Agreement, Landlord may terminate this Agreement within three (3) days from the receipt of written notice by Tenant if Tenant or any other person on the Property with the consent of Tenant:

1. Willfully or intentionally commits a violent act;
2. Behaves in any manner which constitutes or threatens to be a real and present danger to the health, safety or welfare of the life or property of other tenants or persons on the Property; or
3. Creates a hazardous or unsanitary condition on the Property that affects the health, safety, or welfare or the life or property of other tenants or persons on the Property.

1.20 NOTICE:

Except as otherwise provided herein, all notices and demands required or permitted hereunder shall be in writing and delivered (1) in person, (2) by prepaid overnight delivery service, (3) by facsimile transmission (FAX), (4) by the United States Postal Service, postage prepaid, registered or certified return receipt requested or (5) Email (if provided herein). Notice shall be deemed to have been given as of the date and time it is actually received unless otherwise provided herein. Notices shall be provided to the parties at the address shown below, unless otherwise provided by the parties in writing. Landlord designates the party listed below as his agent for service of any and all notices.

Landlord:

Address: 3918 Dayton Blvd. Suite B, Chattanooga, TN 37415

Mailing Address: PO Box 15143, Chattanooga, TN 37415

Telephone#: (423) 454-1413

Fax#: (423) 454-1413

Email: chatt@aubenrealty.com

Tenant: Caleb A. Wilson

Caleb A. Wilson

Financially Responsible
(903) 707-3258 (Mobile)
cawilson1425@gmail.com

1.21 NOTICE TO LANDLORD OF NEEDED REPAIRS:

In the event that there is a malfunction or defect in the electrical wiring or fixtures; heating and air conditioning system; plumbing; hot water heater; gas pipes; or any other item which is to be maintained by Landlord as determined herein, Tenant shall immediately notify Landlord in writing so that Landlord may make any required repairs. Tenant agrees that Landlord shall not be liable for any damages resulting from any temporary malfunctions or defects to any of these systems or other appliances on the Property, unless said malfunction is due to the gross negligence or willful misconduct of Landlord. Tenant shall be responsible for the reasonable cost of repairs made necessary by Tenant's negligence or willful misconduct or Tenant's failure to pay utility bills and service fees.

1.22 PROPERTY MANAGEMENT COMPANY:

The property management company, if any, of the Property is as follows:

Company: Auben Realty - Chattanooga

Address: 3918 Dayton Blvd. Suite B, Chattanooga, TN 37415

Mailing Address: PO Box 15143, Chattanooga, TN 37415

Telephone Number: (423) 454-1413

Email: chatt@aubenrealty.com

1.23 CONDEMNATION:

If all or any part of the Property is taken or appropriated by any public or quasi-public authority under the power of eminent domain, and if the remaining portion of the Property is thereby rendered untenable or unusable for the purposes herein stated, this Agreement shall terminate when the condemning authority takes possession, and any Rent paid for any period beyond possession by the condemning authority shall be repaid to Tenant. Landlord shall receive the entire condemnation award without deduction therefrom for an interest of Tenant in the Property, but Tenant shall have the right to make a separate claim with the condemning authority for, and to receive therefore, (a) any moving expenses incurred by Tenant as a result of such condemnation; (b) any costs incurred or paid by Tenant in connection with any alteration or improvement made by Tenant to the Property; (c) the value of Tenant's personal property taken; and (d) any other separate claim which Tenant may be permitted to make under applicable law, provided that such other separate claims shall not reduce or adversely affect the amount of Landlord's award.

1.24 OTHER PROVISIONS:

A. Entire Agreement.

This Agreement shall be for the benefit of and be binding upon, the parties hereto, their heirs, successors, legal representatives and permissible assigns. This Agreement constitutes the sole and entire agreement between the parties hereto and no modification of this Agreement shall be binding unless signed by all parties or permissible assigns to this Agreement. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto. Any permissible assignee shall fulfill all the terms and conditions of this Agreement. It is hereby agreed by both Landlord and Tenant that any real estate agent working with or representing either party shall not have the authority to bind the Landlord, Tenant, or any assignee to any contractual agreement unless specifically authorized in writing within this Agreement.

B. Governing Law and Venue.

This Agreement is intended as a contract for the lease of residential real property and shall be governed by and interpreted in accordance with the laws and in the courts of the State of Tennessee.

C. Time of Essence.

Time is of the essence in this Agreement.

D. No waiver.

Any failure of Landlord to insist upon the strict and prompt performance of any covenants or conditions of this Agreement or any of the rules and regulations set forth herein shall not operate as a waiver of any such Agreement provision or of Landlord's right to insist on a prompt compliance in the future of such covenant or condition, and shall not prevent a subsequent action by Landlord for any future violation. No provision, covenant or condition of this Agreement may be waived by Landlord unless such waiver is in writing and signed by Landlord.

E. Terminology.

As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine shall mean the feminine and vice versa; (4) the term day(s) used throughout this Agreement shall be deemed to be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be determined by the location of the Property; and (5) the term legal holiday shall be January 1; the third (3rd)

Monday in January, known as Martin Luther King, Jr. Day; the third (3rd) Monday in February, known as President's Day; Good Friday; the last Monday in May, known as Memorial Day; July 4th; the first (1st) Monday in September, known as Labor Day; the second (2nd) Monday in October known as Columbus Day; November 11th, known as Veteran's Day; 4th Thursday in November, known as Thanksgiving Day; and December 25th. If a deadline falls on a Sunday, or legal holiday, the deadline shall roll to the next business day unless otherwise stated herein.

F. Severability.

If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for any reason, each such portion or provision shall be severed from the remaining portions or provisions of this Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect and the Agreement shall be interpreted so as to bring the Agreement into compliance with all applicable laws.

1.25 METHOD OF EXECUTION:

The parties agree that signatures and initials transmitted by facsimile, other photocopy transmittal, or by transmittal of digital signature as defined by the applicable State or Federal law will be acceptable and may be treated as originals and that the final Agreement containing all signatures and initials may be executed partially by original signature and partially on facsimile, other photocopy documents, or by digital signature as defined by the applicable State or Federal law.

The party(ies) below have signed and acknowledge receipt of a copy.

LANDLORD:

Auben Realty - Chattanooga

06/30/2025

TENANT:

Caleb A. Wilson

06/30/2025

By initialing below, you acknowledge and agree to the terms in Section 1.

X CAW
Caleb A. Wilson

2. Appliances Provided By Owner

2.1 TN APPLIANCES PROVIDED BY OWNER

Tenant acknowledges Landlord provides the following appliances for use by Tenant; Fridge, stove, on-site shared laundry. Tenant agrees to maintain each appliance to the best of their ability and agrees each appliance shall remain at the property upon Tenant's move out.

Tenant shall not remove any appliance without the express written consent of the Landlord.

Tenant acknowledges that the Landlord maintains the right to repair, replace, or remove the following items; garbage disposals, ice makers, trash compactors, and wall heaters.

Tenant acknowledges that any washer or dryer at the property shall not be maintained, repaired, or replaced by the Landlord. Tenant further acknowledges any damage caused by use of machines may be considered tenant-caused damages.

X CAW
Caleb A. Wilson

By signing below, you acknowledge and agree to the terms in Section 2.

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22
06/30/2025 01:14pm EDT

3. Reservation Binder Agreement

3.1 PROPERTY RESERVATION AGREEMENT

Reservation Binder Agreement

3918 Dayton Blvd., Suite B, Chattanooga, TN 37415 - Office Phone Number: (423) 454-1413 Fax Number: (423) 454-1413

www.aubenrealty.com

I (We) Caleb A. Wilson have paid a Reservation Fee of \$200.00 to secure the property located at:
3925 Redding Road
Apt. 204
Chattanooga, TN 37415

I (We) understand the Reservation Fee, First Month's Rent, and First Month's Fees in the total amount of \$2350.00 must be paid with certified funds prior to receipt of keys, move-in and occupancy.

I (We) understand the Security Deposit amount of \$1,095.00 must be paid in full within 10 calendar days of the binding agreement date of this lease agreement.

Note: Provide separate certified payments each for security deposit, rent, and other fees (if applicable). Certified payments include money orders or cashier's checks only.

X CAW
Caleb A. Wilson

3.2 PAYMENT BREAKDOWN

The following amounts must be paid in full before move-in.

Reservation Fee: \$200.00

Security Deposit Amount: \$1,095.00 (must be paid in full within 10 calendar days of the binding of this agreement.)

Non-Refundable Pet Fee Amount: 0

Rent Amount: \$1,095.00

Pet Rent Amount : 0

Resident Benefit Package: \$60.00

Other Fees (If Applicable): Tenant pays flat fee \$100 for all utilities

TOTAL MOVE-IN CHARGES: \$2350.00

****A full month's rent is due upon move-in unless otherwise specified in this agreement. If the lease start date is after the 1st of the month, the second month's rent will be prorated to reflect your move-in date. If the lease start date is the 25th of the month or later, both the first month's rent and prorated rents will be due at move-in.****

Should Tenant fail to pay these amounts in full, Landlord reserves the right to immediately terminate this agreement and charge damages as outlined in section 1.12.

Check Breakdown Required at Move-In:

Separate Certified Payment #1: \$1095.00

Separate Certified Payment #2: \$1255.00

Charges Due Next Month:

Next Month's Rent: \$1214.51

Pet Rent Amount: 0

Resident Benefit Package: \$60.00

Other Fees (If Applicable): Tenant pays flat fee \$100 for all utilities

3.3 RECURRING MONTHLY CHARGES

The following amounts shall be due on the first (1st) of each month during tenancy.

Charges Due Monthly Per The Lease Agreement:

Monthly Rent: \$1,095.00 (Rent is late if received after 5 PM on the 5th of each month.)

Resident Benefits Package: \$60.00

Monthly Pet Fee (If Applicable): 0

Other Fees (If Applicable): Tenant pays flat fee \$100 for all utilities

3.4 PROMOTIONAL CREDIT OR DISCOUNT

I (We) am (are) receiving a Promotional Credit in the amount of \$\$200.00 reservation fee waived at move in. The Promotional Credit will be applied to the month of July. Should I (We) not fulfill the term of the lease in full, I will be responsible for repaying the promotion to Auben Realty - Chattanooga .

I understand that the Reservation Fee will not be applied towards my rent or security deposit and is non-refundable.

In an effort to provide stellar of service to our future and current tenants, please note once a move-in date has been established the date cannot be changed. If parties have elected to sign the lease electronically, a valid email address is needed for all approved applicants.

Tenant Signature: Caleb A. Wilson

Date: 06/30/2025

By signing below, you acknowledge and agree to the terms in Section 3.

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22

06/30/2025 01:19pm EDT

4. Acknowledgement of Receipt and Return of Keys

4.1 ACKNOWLEDGEMENT OF RECEIPT AND RETURN OF KEYS:

Acknowledgment of Receipt and Return of Keys

3918 Dayton Blvd. Suite B, Chattanooga, TN 37415 - Office Phone Number: (423) 454-1413 Fax Number: (423) 454-1413

www.aubenrealty.com

Number of Keys Issued at Move-In: 2

Number of Garage Door Openers Issued at Move-In: 0

Tenant(s) Signature: Caleb A. Wilson

Date:06/30/2025

Date of Move-In: 07/02/2025

MOVE OUT:

Number of Garage Door Openers Returned at Move-Out:

Number of Keys Returned at Move-Out:

Tenant Signature:

Date of Move-Out:

By signing below, you acknowledge and agree to the terms in Section 4.

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22
06/30/2025 01:19pm EDT

5. Lead - Based Paint Addendum

5.1 PURCHASE AND SALE OR LEASE TRANSACTION LEAD WARNING STATEMENT:

Lead-Based Paint Addendum

3918 Dayton Blvd. Suite B, Chattanooga, TN 37415 - Office Phone Number: (423) 454-1413 Fax Number: (423) 454-1413

www.aubenrealty.com

This Addendum is part of the Agreement with an

Lease Start Date of 07/02/2025 for the lease of that certain Property known as:
3925 Redding Road
Apt. 204
Chattanooga, TN 37415

Every Tenant of any interest in residential 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 Landlord of any interest in residential real property is required to provide the Tenant with any information on lead-based paint hazards from risk assessments or inspections in the Landlord’s possession and notify the Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

5.2 SELLER’S/LANDLORD’S DISCLOSURE:

Seller’s/Landlord’s Disclosure.

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Landlord [check one below]:

Seller/Landlord has provided the Buyer/Tenant with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

5.3 BUYER’S/TENANT’S ACKNOWLEDGMENT:

Buyer’s/Tenant’s Acknowledgment

A. Buyer/Tenant has received copies of all information, if any, listed above.

B. Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet “Protect Your Family from Lead in Your Home”.

C. Buyer/Tenant has [check one below]:

Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

5.4 BROKER'S ACKNOWLEDGMENT:

Broker's Acknowledgment

Initials of Broker or Licensee of Broker: **N.W.**

Broker has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

5.5 CERTIFICATION OF ACCURACY:

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Tenant(s) Signature: Caleb A. Wilson

Date: 06/30/2025

By signing below, you acknowledge and agree to the terms in Section 5.

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22
06/30/2025 01:20pm EDT

6. Renter’s Insurance Lease Addendum

6.1 RENTER’S INSURANCE LEASE ADDENDUM:

Renter’s Insurance Lease Addendum

3918 Dayton Blvd. Suite B, Chattanooga, TN 37415 - Office Phone Number: (423) 454-1413 Fax Number: (423) 454-1413

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Resident Insurance Requirement: Resident agrees to maintain at Resident’s sole expense a standard type of Tenant’s or Renter’s homeowner’s insurance policy, or its equivalent, issued by a licensed insurance company of Resident’s selection which provides limits of liability of at least \$100,000.00 personal liability.

I (we) have read and agree to the above Renter’s Insurance requirements and will maintain an insurance policy with a minimum of \$100,000.00 coverage and cause owner to become an “additional insured’ under said policy. I (we) will provide proof of said insurance to the property manager upon request by owner or agent for owner.

Tenant(s) Signature: Caleb A. Wilson

Date:06/30/2025

By signing below, you acknowledge and agree to the terms in Section 6.

X Caleb A Wilson

Lessee

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7. Resident Benefits Package

7.1 RESIDENT BENEFITS PACKAGE LEASE ADDENDUM

Resident Benefits Package Lease Addendum

This Resident Benefits Package Lease Addendum (“RBP Addendum”) is effective as of the commencement date of the Lease and agreed upon between the Tenant and the Landlord. The RBP Addendum provides the terms and conditions of the Auben Realty Resident Benefits Package (“RBP”) that delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$60/month (“RBP Fee”), payable with Rent and defined as Additional Rent. The RBP includes all services listed below and no discounts to the RBP Fee will be given if any element(s) of the RBP is discontinued and/or unavailable due to a lack of HVAC, property-specific limitations, availability of services, or any other reasons, unless otherwise specified below.

Tenant and Landlord mutually agree that the RBP is defined based on the listed services below and variations of inclusions may exist due to property specifications and elections requested by Tenant. Tenant acknowledges and agrees that (1) all services listed below are part of the RBP, (2) are made at the Tenant’s request and shall be effective for the Term of the Lease, and (3) shall terminate only upon termination of the Lease, or upon the renewal of the Lease without the inclusion of RBP.

❖ **HVAC Filter Delivery:** The RBP shall include the provision and delivery of HVAC filters for the Tenant’s home approximately every 90 days, or as required by your HVAC system. Tenant shall be solely responsible for the proper installation of the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by the Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify the Landlord in writing. Due to potential damage caused to the HVAC system from failure to properly and timely replace the filter, Tenant’s failure to properly and timely replace the filters shall be considered a material breach of the Lease and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant’s neglect or misuse. If at any time Tenant is unable to properly or timely install a filter, Tenant may notify Landlord in writing and Landlord may arrange for installation and may charge a trip fee, or other fee, to Tenant to perform the filter change. Tenant acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the package. Tenant acknowledges and agrees that the delayed receipt of HVAC filters, or inaccuracy of shipment, shall not cause a reduction or modification to the RBP Fee.

❖ **Resident Rewards:** The RBP shall include access to a resident rewards program (“Rewards”) designed for use by the Tenant. Rewards are solely accessible online and are activated, and used, at Tenant’s sole discretion through use of a mobile application provided by the Rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of the Landlord. The Rewards shall be subject to Tenant’s acceptance of the Rewards provider terms of use. Tenant acknowledges that the Rewards online platform may be inaccessible due to, but not limited to, scheduled outages, force majeure, internet failures, among other reasons. Tenant acknowledges and agrees that the inaccessibility of the Rewards for a period of less than thirty-one (31) days shall not cause a reduction or modification to the RBP Fee.

❖ **Credit Building:** Tenant agrees to, and Landlord shall provide, credit bureau reporting of payment history of Rent payments, excluding payment of Additional Rent or any other services paid by Tenant under the Lease, through a third-party service provider. For any disputes, and/or corrections, Tenant acknowledges and agrees to seek resolution first with the third-party credit data furnisher, and in the absence of resolution, then from the Landlord. Tenant acknowledges and agrees that the inaccurate reporting, or lack of reporting, shall not cause a reduction or modification to the RBP Fee.

❖ **Liability Insurance Requirements & Program:**

The Landlord requires the Tenant obtain liability coverage of at least \$100,000 in property damage and liability coverage from an A- rated carrier and to maintain such coverage throughout the entire term of the Lease. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into the Landlord or Property Manager's Master Policy that satisfies the coverage requirements as part of the RBP; or (2) obtain alternative liability coverage from an insurer of Tenant's choice that meets the requirements set by the Landlord herein. The option Tenant chooses shall not affect whether Tenant's lease application is approved or the terms of Tenant's Lease. Tenant's election shall be determined by the actions of the Tenant as provided below:

❖ **Option 1: Master Policy (Automatic Enrollment)** – If the Tenant does not provide evidence of the required insurance coverage by the Lease commencement date, Tenant has elected to be automatically enrolled into an insurance policy as part of the RBP. Coverage will begin on the effective date of Tenant's lease and continue throughout the term of the Lease. Please refer to the evidence of insurance that is supplied by the insurance carrier for additional coverage details. The monthly premium for the elected insurance policy is \$11.95. The RBP Fee will be adjusted by the premium amount in the policy.

❖ **Option 2: Tenant Policy (Policy Verification Required)** - Tenant has elected to find, purchase, and maintain Tenant's policy that satisfies the Landlord's coverage requirements. Tenant must provide evidence of the required insurance coverage by the Lease commencement date. The RBP Fee will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

Please be sure that your policy meets the following criteria prior to submitting:

- **Policy is purchased from an A- rated carrier**
- **Policy meets or exceeds the required \$100,000 in property damage and personal liability**
- **Auben Realty is listed as additional interest**
- **Auben Realty address is listed as: PO Box 660121 Dallas, TX 75266**
- **Auben Realty email address is listed as: insurancesupport@secondnature.com (if applicable)**

It is Tenant's sole responsibility to timely pay premiums directly to the Tenant's insurance provider to avoid cancellation of coverage. If the policy is canceled or lapses at any time during the term of the Lease, Tenant shall be subject to a lease violation fee of \$25 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

❖ **\$1M Identity Fraud Protection:** Tenant has elected to be automatically enrolled in Identity Protection and agrees to Aura's Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at <https://my.aura.com/start/secondnature>.

❖ **Home Buying Assistance:** Tenant acknowledges that Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Tenants enrolled in the RBP for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate agreement outside of this Lease.

❖ **On Demand Pest Control:** Tenant has elected to be automatically enrolled in the following On Demand Pest Control service, pursuant to the terms and conditions provided under <https://pest.residentforms.com/resident-terms-of-service> and considered as part of the Lease: Pest Assurance Pro including the following pests ; ants, mice, cockroaches, bed bugs, fleas, ticks, weevils, mites.

Additional Terms and Conditions

24-Hour Maintenance Coordination Service: Landlord shall allow access to Tenant to report maintenance concerns outside of normal business hours via the online Tenant portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide Tenant online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord’s sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid using a variety of methods available under the Tenant’s portal. Available methods include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees associated with payment methods are at the Tenant’s expense.

RBP Vendors: Landlord, and/or Auben Realty may have business relationships or affiliations with vendors and suppliers of RBP services or products provided herein and may receive financial or other benefits from that relationship or affiliation. Landlord, and/or Auben Realty will ensure all third-party vendors are licensed, bonded, and insured, if applicable.

Data Privacy Consent: Tenant hereby explicitly and unambiguously consents to the collection, use and transfer, in electronic or other form, of the Tenant’s personally identifiable information, including sensitive information, to include, but not limited to, Tenant’s name, address, telephone number (home, work and mobile numbers), email address, and date of birth (collectively, the “Tenant Data”) by the Landlord, and its service providers, subcontractors, and agents (individually or collectively, the “RBP Provider(s)”) for the exclusive purpose of implementing, managing, and performing the RBP. The Tenant understands that Tenant Data may be transferred to any RBP Provider implementing, managing, and performing the RBP, now or in the future. The Tenant authorizes the RBP Providers to receive, possess, use, retain and transfer the Tenant Data, in electronic or other form, for the exclusive purpose of implementing, managing, and performing the RBP. The Tenant understands that Tenant Data will be held by the RBP Providers only as long as is necessary or appropriate for implementing, managing, and performing the RBP. Further, the Tenant understands that the Tenant is providing the consents herein on a purely voluntary basis. Landlord represents and warrants that it shall comply with applicable data protection laws, including implementing appropriate technical and organizational measures which meet the requirements of applicable data protection laws.

Consent to Receive SMS Messages: Tenant consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the RBP Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions, and/or marketing information. The Tenant represents that the Tenant is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Tenant. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Tenant.

Upon the signature of the Landlord and the Resident(s) below, the above-mentioned RBP Addendum shall be considered as part of the Lease and legally binding on all Parties.

By signing below, you acknowledge and agree to the terms in Section 7.

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22
06/30/2025 01:21pm EDT

8. SPECIAL STIPULATIONS PAGE

8.1 SPECIAL STIPULATIONS OF THE LEASE:

Auben's Special Stipulations

3918 Dayton Blvd. Suite B, Chattanooga, TN 37415 - Office Phone Number: (423) 454-1413 Fax Number: (423) 454-1413

www.aubenrealty.com

- 1) LATE FEE POLICY: Rent not received in full by 5:00 p.m. on the 5th will result in a late fee of 10% of the base rent (monthly pet rent is not included).
- 2) Tenant(s) agree before vacating, all carpets must be professionally steam-cleaned, and a receipt must be provided to Landlord at move-out.
- 3) Tenant(s) agree to notify Landlord of any changes in employment status during the term of the lease agreement within 30 days of the change taking place.
- 4) Tenant(s) agree to notify Landlord of any changes in contact information (phone number, email address, etc.) within 30 days of the change taking place. Landlord shall not be responsible for missed communication as a result of a change to contact information.
- 5) Tenant(s) agree to cut grass, trim hedges, etc. within one week of the lease expiration date.
- 6) Tenant(s) agrees to change air filters every 30 days to ensure that the heat/air system continues to function properly. Resident further acknowledges that he/she will be billed for any damage done to the air system as a result of his/her negligence or for any technician's trip charges resulting from an unnecessary service call.
- 7) Tenant(s) acknowledge that the lease renewal options are negotiable up to 60 days prior to the lease expiration date.
- 8) Tenant(s) shall not allow any other person, other than Tenants' immediate family members or transient relatives and friends who are guests of Tenants' to use or occupy the Premises without first obtaining Landlord's written consent to such use. Any guest staying in the property more than 2 weeks in any 6-month period will be considered a tenant, rather than a guest, and must be added in the lease agreement to the cost of the new tenant. Landlord may also increase the rent at any such time that a new tenant is added to the lease or premise.
- 9) Tenant is not responsible for lawn care. \$200 reservation fee waived at move in.

By signing below, you acknowledge and agree to the terms in Section 8.

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22
06/30/2025 01:22pm EDT

9. Summary of Key Points of Lease Agreement

9.1 SUMMARY OF KEY POINTS OF LEASE AGREEMENT:

Summary of Key Lease Points

3918 Dayton Blvd. Suite B, Chattanooga, TN 37415 - Office Phone Number: (423) 454-1413 Fax Number: (423) 454-1413

www.aubenrealty.com

1. Rent is due on the 1st of the month and is considered late if not received by 5:00 p.m. on the 5th (or by 9:00 a.m. the following business day if the 5th falls on a Sunday or legal holiday).
2. Rent is not considered "paid" until payment is actually received by Landlord, therefore, mailing the rent shall not constitute payment.
3. Resident acknowledges that all funds received will be applied to the oldest outstanding balance.
4. Landlord may, but has no obligation to accept any rent received after the 5th of the month, and reserves the right to begin eviction proceedings as described by applicable federal, state, and local laws.
5. Rent not received in full by 5:00 p.m. on the 5th will result in a late fee in the amount of 10% of the base Rent (Example: \$800 Rent/month = \$80.00 Late Fee).
6. Resident agrees to pay a \$35 service charge to Landlord for any returned check and understands that Landlord reserves the right to refuse to accept personal checks from the Resident after one or more of Resident's checks have been returned by the bank unpaid.
7. At the end of the lease period, assuming all terms of the lease agreement are fulfilled, the security deposit will be refunded via U.S. mail within 30 days of lease expiration date to the forwarding address provided to Landlord by the Resident.
8. Landlord has the right to deduct from the security deposit: a) The cost of repairing any damage to the premises caused by Resident or Resident's guests beyond ordinary wear and tear. b) Unpaid rent, late fees, utility reimbursement, unpaid pet fees, and unpaid pet rent. c) Cleaning costs/lawn care fees if premises are left unclean. d) The cost to remove and dispose of any personal property left on premises by Resident. e) Re-key charge if all house keys, storage keys, garage door openers, etc. are not returned to Landlord upon lease expiration date.
9. If the security deposit does not cover the full amount of the repair costs, Resident acknowledges that he/she will be responsible for immediately reimbursing Landlord for the difference to avoid collection by legal action.
10. Resident agrees to properly maintain the premises and acknowledges that he/she will be billed for any damage done to the property during tenancy beyond normal wear and tear. Any expense incurred by Landlord to repair damages caused by Resident shall be reimbursed to Landlord within 30 days of receipt of an invoice from Landlord. If Resident fails to pay in a timely manner, he/she shall be in default of this lease agreement.
11. Resident understands that Landlord is not responsible for lawn care or pest control (with the exception of termites and rodents) unless stated otherwise.
12. No individuals other than those listed in the lease agreement shall occupy the premises.
13. Resident acknowledges that Landlord's insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Landlord be held liable for such losses. Resident is hereby advised to obtain his/her own renter's insurance policy to cover any personal losses.
14. Resident acknowledges that with proper notice, Landlord (or Landlord's agent, maintenance staff, etc.) has the right to access the premises to inspect, repair, maintain and/or show the property to prospective residents and buyers. In the event that Resident wishes to personally grant access to the property key, Resident understands that he/she will be billed for missed appointments if no prior notice is given that he/she is unable to keep the agreed upon appointment, therefore denying access rights.
15. Resident is prohibited from adding, changing or altering locks without prior consent from Landlord.
16. Motor vehicles with expired or missing license plates or non-operative vehicles are not permitted on the premises, and Resident understands that any such vehicle may be removed by Landlord at Resident's expense. Resident shall have no right or recourse against Landlord thereafter.
17. Resident understands that pets are not allowed on the premises without prior consent from Landlord, payment of the \$350 non-refundable pet fee (\$100 per additional pet), and payment of the monthly pet rent in the amount of \$35 (\$10 per additional pet). If unauthorized pets are found in the premises, Resident(s) will be charged back for the appropriate pet deposit(s) and monthly pet rent(s).
18. Resident understands that no alterations, additions or improvements are to be made to the property without prior consent from Landlord (including painting) and any unauthorized alterations or modifications shall be deemed to be damage done by Resident.
19. Provided Resident is not in default at the time of giving notice and has strictly complied with all terms of the lease agreement, Resident reserves the right to terminate the lease prior to expiration date by:
 - a) Giving Landlord at least 60 days written notice of intent to vacate and paying rent through the date of termination.
 - b) Paying an early termination fee amount equal to two months' rent.
 - d) Returning Premises in a clean and rent-ready condition.

e) Paying a \$75 administrative fee.

f) Providing Landlord with forwarding address.

***This does not apply for tenants with Section 8 vouchers. No early termination permitted.*

20. At the end of the lease term, either party may terminate the lease by giving the other party 60 days written notice prior to the end of the term. Resident understands that if no notice is given, the Lease will automatically renew for 12 months at a 5% increase of the base rent. With the exception of the new rent amount, all other terms of the existing lease shall remain the same.

9.2 SIGNATURE OF TERMS OF AGREEMENT:

By signing below, I acknowledge that I understand and agree to the terms of this lease agreement.

Tenant(s) Signature: Caleb A. Wilson

Date:06/30/2025

By signing below, you acknowledge and agree to the terms in Section 9.

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22
06/30/2025 01:24pm EDT



RESIDENT HANDBOOK

Welcome Home!

Thank you for choosing Auben Realty

The purpose of this handbook is to assist you in caring for your home, and to answer the most common questions about renting from a property management company. Auben Realty is committed to providing friendly and helpful service to our residents. Our team members play specific roles to best serve your needs. Any time you have a question or something you would like to discuss, any one from our team will be willing to help!

Sincerely,

Auben Realty Property Management Team



Making Rental Payments

When is Rent Due?

Rent is due on the 1st of each month and is late if not received by the 5th of the month. Please note this time-line includes Saturdays and non-legal holidays. If you have any issues with making a rental payment, notify your property manager immediately

Make a Payment

- Online through your tenant portal
- Participating CVS locations - Ask a team member for more information about our PayNearMe service *Our office is unable to accept cash payments, but you do have the ability to make those at CVS!*

Insufficient Funds Policy

If a payment is returned due to insufficient funds, you will be charged a fee of \$35.00 in addition to your balance. Every payment beyond that point will need to be made with Certified Funds only.

Prorated Rent

Depending on the start day of your lease, rent for the 2nd month of residency will be a prorated amount based upon how many days you resided in the property.

Setting Up Online Payments

You can now pay your rent and other charges online directly from your bank account.

Please visit www.aubenrealty.com, click on the "Residents" tab, then follow instructions found on "Resident Portal." Once an account is created, you will have access to view your current/upcoming charges and payment history.

Consider the following benefits of paying your rent online:

Security. Online payments are much more secure than mailing a check. You'll receive an email notification when your payment is received, and you can sign up for email rent reminders.

Speed. Online payments post to your account immediately, unlike mailing a check or using an online bill payment service.

Convenience. View your charges and make payments online anytime and from anywhere. No more paper checks, envelopes, stamps, or unnecessary "out of your way" trips to our office. You can even set up a recurring payment so your rent is paid automatically - no more worries about forgetting to pay your rent on time or dealing with late fees!

However, before you can pay your rent online, you'll have to activate your account. You will receive an activation email. The email will contain a link that you'll need to click on so you can set up your password. Keep an eye out for that email. Make sure to check your spam folder and/or junk mail filters to ensure it doesn't accidentally go there.

If we do not have your email address, please contact our office.

Let us know if you have any questions, and thank you for being an Auben Resident!



What to Expect With Inspections

Lease for Residential Property: Summary of Key Points of Lease Agreement Line 15

"Resident acknowledges that with proper notice, Landlord (or Landlord's agent, maintenance staff, etc.) has the right to access the premises to inspect, repair, maintain and/or show the property to prospective residents and buyers."

Move - In Inspections

When you moved in, your property manager provided you with the Inspection Report. Please review the inspection and report any maintenance issues within three (3) business days. Make sure to be as detailed as possible when reporting any issues to avoid being held responsible for damage to the property not identified on the inspection report.

Notices

Notices to vacate must be submitted in writing or electronically. Our property manager will provide a move-out packet upon a tenant's desire to submit notice. Contact your property manager for more details.

A copy of PCS (Permanent Change of Station) must be submitted for military personnel who would like to utilize the Military Clause.

Move - Out Inspections

An Auben Representative will contact you after you submit your Notice To Vacate in writing. The move-out inspection will be conducted within three (3) business days of your move-out date. If a security deposit refund is due, it will be returned within 30 days after the move-out inspection.

Utilities must be on at the time of the inspection, and all personal property must be completely removed from the unit. The yard should be maintained and the unit should be clean. The same number of copies of keys given at move-in will need to be returned at move-out. If not, you will be charged a re-key fee. You will also be required to give a forwarding address at the move out inspection.



What Is Considered an Emergency?

1. **Fires** - *Call 911 FIRST!* Contact maintenance to investigate and assess damages.
2. **Electrical** - Any power outage, circuit breakers tripping, sparks, and/or crackling noises.
3. **Water*** - No hot water and/or no running water (apart from utility services that have been disconnected due to non-payment).
4. **Water Leaks** - Any water leak that may cause structural or property damage.
5. **Sewage** - Any major sewer back up, and/or toilet stoppage if tenant only has one bathroom.
6. **Window or Door Repairs and Locks:** Only if safety and security are at risk.
7. **Tenant Lock Outs** - Any tenant lock outs can be handled by any staff member during normal business hours. Tenant must be on the lease and have a valid ID. Tenants will need to contact a locksmith for any after-hour (4 PM) lock outs.
8. **HVAC**** - Considered an emergency if the outside temperature is 85 degrees or above for cooling and 65 degrees or below outside for heating. Exceptions are for health issues, infants, and the elderly.

*No hot water calls will be handled next day if reported after 5:00 PM

**All HVAC calls will be handled next day if reported after 9:00 PM

How to Handle Emergencies

You may submit your maintenance requests online through your tenant portal on our website, www.aubenrealty.com. All emergency work orders will be addressed in the order that they are received. All emergency work orders will be given top priority over non-emergency work orders when and if possible.

For After Hours Emergencies

Please call the Augusta office at (706) 250-5571 or Chattanooga office at (805) 556-7387 to speak with our after-hours emergency maintenance team. They will be able to help dispatch the appropriate vendor to ensure your maintenance issues is addressed as quickly as possible.



Maintenance Tips

FURNACE MAINTENANCE

All tenants are responsible for cleaning and replacing the furnace filter on a regular basis. Problems caused by failure to clean/replace the filter may be the tenant's responsibility. To care for your furnace please do the following:

Dust can accumulate at furnace vents as well as at fan vents. A small broom brushed across the vent openings will clear away any dust and help the furnace or fan operate efficiently.

POWER, FURNACE & HOT WATER HEATER OUTAGES

If the power goes out in your unit or house, first check to see if your entire area is without power. If it is out in the area, chances are the utilities company already knows about it. You can, however, try calling them to report the problem.

If the power is only out in your house/unit, check the circuit breaker box. One or more circuits may be tripped and you may see the switches in the off position. If no switch is off, then switch each off and back on to reset the circuits. If this doesn't solve the problem, call the utilities company.

DRAINS

Please keep the drains in your home free of food, hair, and excess soap.

Clogged drains caused by hair, grease and soap are the tenant's responsibility. Some dishwashers will clog from food left on the dishes when put in the machine. An excellent drain cleaning/clearing solution recipe is:

- 1 cup salt
- 1 cup baking soda
- 1 cup vinegar
- Followed by 8 cups boiling water (handle with care).

We recommend performing this treatment monthly to avoid build-up.

GARBAGE DISPOSALS (if applicable)

Be sure to always run water while the disposal is operating to avoid damage to the unit. Let the water run long enough to grind all the material in the disposal. Then let the water run for 10-15 seconds after turning off the disposal. Learn to recognize the sound the machine makes when completely free of garbage.

Disposals are designed to grind up organic items only. Exceptions include: banana peels, artichoke leaves, celery stalks, flower stems, coffee grounds, bones, or any item that is particularly tough. Never put paper, plastic, glass, aluminum foil or grease in the disposal.

Always be sure to check the power switch (usually under the sink), try the reset button (somewhere on the machine), and remove all contents before calling for maintenance. Problems with the garbage disposal may be the tenant's responsibility.

REFRIGERATOR COILS & DRIP PANS

Keep coils on refrigerators (especially Sub-Zeros) free of dust. Coils need free air flowing around them to operate efficiently. Failure to keep coils clean may cause the appliance motor to burn out. The replacement of a burned out motor due to dirty coils may be the tenant's responsibility. Some refrigerators have drip pans under them. If not kept clean, the pans can start to develop a strong odor. Please take the time to get acquainted with the appliances in your unit.



Maintenance Tips Continued

OVEN RACKS AND PANS

The easiest way to clean oven racks and pans is to put them in a heavy-duty garbage bag (do this outdoors), add two (2) cups of ammonia and seal the bag. Let it sit for a couple of hours, then carefully open the bag (without inhaling the strong odor). Remove racks & pans, and the grease will wipe off with very little effort.

PLUMBING FIXTURES

Never use abrasives on brass or gold fixtures. It is best to wipe fixtures clean after each use. If brass needs to be polished, please use a product specifically designed for use on brass. Many homes and apartments have low-flow toilets. We strongly recommend that you keep a plunger nearby. Low-flow toilets tend to clog or back up if too much paper, etc., is flushed. Tenants must be prepared to plunge the toilet to clear clogs and avoid damage from over-flows.

KITCHEN COUNTERS

To avoid costly damage from nicks and cuts in counter tops, please use a cutting board always. Tenants will be responsible for any damages to kitchen counters during move out.

CERAMIC TILE - MILDEW TUB AND SHOWER WALLS

To clean ceramic tiles and molded fixtures tiles follow these instructions:

- Dilute 1 part white vinegar in 5 parts water
- Use a soft sponge and apply the solution to the mildew
- Never use scrubbing cleansers like Comet or AJAX on molded fixtures, as these products will permanently scratch the surfaces

MINI BLINDS

When cleaning mini blinds, don't soak them - the finish may bubble and peel. Spray them with a mild soap & water solution and wipe them. You can buy a spray cleaner which is inexpensive and easy to use, making cleaning a breeze. Weekly dusting or wiping can save a lot of work later.

SMOKE DETECTORS

Tenants are responsible for keeping fresh batteries in smoke detectors. We recommend changing the batteries twice a year at minimum.

NAIL HOLES

Tenants are responsible for repairing any nail holes they put in the walls. We recommend practicing the rule of thumb, which is to never create a hole larger than your thumb. Please check with your Residential Experience Manager before mounting a TV.



Avoiding Water Damage

Tenants must take care to avoid water damage caused by allowing water to sit on counters and floors. Care must be taken to ensure that shower curtains are inside the tub, and that shower doors are completely closed when taking a shower. Water on tile floors can seep through the grout and cause dry rot on the floorboards below. Water can also seep around the edges of linoleum and damage the flooring below. We recommend putting a mat, towel or rug on the floor to step on when exiting the tub or shower. Water can easily be splashed into the space behind the faucet in the kitchen or bath and damage the counter surface. Please be sure to keep these areas dry to prevent damage.

MAJOR WATER LEAKS

In situations of major water leaks, it is very important to act promptly. In situations when water is gushing uncontrollably, it is very important to turn the supply line shut-off valve into the off position to prevent further damage. These valves are typically oval in shape and located in the cabinets under sinks for sink leaks and by the base of toilets for toilet leaks. This should always be your first step to resolve the issue prior to calling for maintenance.

SLIDING GLASS DOORS, SCREEN DOORS AND SHOWER TRACKS

It is imperative that dirt and debris regularly be cleaned out of sliding door tracks. Rolling over dirt, leaves and pine needles that frequently accumulate in the tracks can damage the wheels on sliding doors, especially the heavy glass sliders. Please make it part of your cleaning routine to clear the tracks. Please do not use oil or WD40 to lubricate slider doors or screens. They only attract dirt and gum up the wheel mechanisms.

In order to prevent the growth of mold in the tracks and at the bottom of shower doors, keep the tracks clean. Use an old toothbrush and do a regular monthly cleaning, it's much easier than doing one major cleaning at move-out time!

MILDEW

Bleach is the best product for removing mildew that forms around the edges of showers, tubs, on tile walls, around metal windows, and anywhere there is moisture. The easiest way to remove mildew is to cut paper towels in half and fold them into one-inch strips. Dip each strip into the bleach bottle and hold your finger against it as you draw it out. Lay the bleach-soaked strips directly on the mildew and leave them there for several hours. It works like magic. Remember to use rubber gloves, and air out affected rooms.

HOUSE PLANTS

Be sure drip pans are kept under all plants. Water run-off will stain or damage most surfaces.

WOOD DECKS & PORCHES

If you have planters or pots, please put raised trays under them so that they are off the deck a few inches. This will allow air to flow beneath the pot, and to prevent water run-off from rotting the deck.



Frequently Asked Questions

Can I pay my rent online?

Yes. We encourage all of our tenants to set up their tenant portal to make online payments. You can also submit maintenance requests online. You also have the convenience of paying cash at any CVS location through our PayNearMe service. Contact our office for details.

What if I want to add a roommate to my lease?

Notify your property manager. Your property manager will need to notify the owner of your property. We will need that individual to fill out an application so that we can have their information on file.

Do I have the right to early terminate my lease?

This question can be answered by reviewing your lease. Our typical policy on early termination is: a 60 days' notice, responsible for rent for those last 60 days, there is an additional one month's rent fee, forfeit of the security deposit, and an administrative fee of \$75.00.

The military clause does apply for tenants who are active military. A copy of PCS orders are required for Auben Realty to honor the clause.

How long should I expect before a maintenance request to be completed?

It depends on the scope of work for your maintenance request. Our maintenance department will contact you with-in two (2) business days to schedule a time to address your maintenance concern. Emergency work orders receive priority over all other work orders. Review your copy of the Auben Realty Emergency Work Order Protocol for more details.

How many days will I have to get utilities switched over into my name?

You have three (3) business days. After that, the owner of your property will be disconnecting service out of their name. If you fail to take utilities out of your name within that time and the owner of your property incurs any charges, these charges will be added to your balance.

Can I add pets to my lease?

Not every property will accept pets. Please reach out to your Residential Experience Manager for information about adding a pet.

What is included in the Resident Benefits Package?

This questions can be answered by reviewing your lease. The package includes air filter delivery, identity theft protection, 24/7 maintenance coordination, home buying assistance, access to the online portal, credit building, resident rewards, and access to the vetted vendor network.



Auben Realty - Chattanooga

3918 Dayton Blvd. Suite B • Chattanooga, TN 37415
(423) 454-1413



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Resident_Handbook__2024_.pdf

X Caleb A Wilson

Lessee

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06/30/2025 01:26pm EDT



Utility Companies - Greater Chattanooga

Electric & Gas

EFB	423-648-1372
North Georgia EMC	706-259-9441
Chattanooga Gas Company	866-643-4168
Georgia Natural Gas	877-850-6200

Water & Sewer

Tennessee American Water Company	866-736-6420
Eastside Utility District	423-892-2890
Hixson Utilities	423-877-3513
East Ridge Sewer	423-209-7842
Walker County Water & Sewage	706-820-1455
Catoosa Utility District Authority	706-937-4121

Trash

For Bush, Leaves, Bulk Trash	3-1-1 Chattanooga
Priority Waste Services	423-634-0336
Republic Services	800-321-8128
Santek Waste Services	423-476-9160
K & K Waste Disposal	423-877-4002
Refuse Collection Center	423-425-6311

Cable & Internet

Comcast	877-685-6683
EPB	423-648-1372

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(423) 454-1413



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(423) 454-1413



12. Sign and Accept

12.1 SIGN AND ACCEPT

Sign and Accept

X Caleb A Wilson

Lessee

IP Address: 150.252.171.22
06/30/2025 01:26pm EDT

X Jake Perry

Lessor

IP Address: 104.171.254.42
06/30/2025 01:43pm EDT