



PMOFL LEASE AGREEMENT

TENANT: Kaitlynn Ewing and Nickolas Brinson

OWNER/LANDLORD : Dac LLC C/O PMOFL

PROPERTY ADDRESS: 430 Joy Ave., unit 430_3, Mt. Washington KY 40047

START DATE: 04/30/2026

END DATE: 04/30/2027

MONTHLY RENT: \$950.00

SECURITY DEPOSIT: \$950.00

Monthly Charge Description	Monthly Charge Amount
	** Taxable Charge
Total Monthly Charges:	

In consideration of the mutual agreements and covenants set forth below, the payment of the first month's rent and security deposit for the amount specified above to secure the premises from damage, Landlord leases to Tenant the Premises described above for the terms stated. The Leased Premises shall be used as a dwelling, and not otherwise, and shall not be used as a business, a sublet, assigned or transferred in any manner without the written consent of the Landlord. Upon taking possession Tenant accepts premise in As-Is condition unless otherwise noted in this lease.

Parties

- 1) For the purposes of this lease, the term "Tenant" shall refer to all persons occupying the Leased Premises . The term "Owner/Landlord" shall refer to Property Management of Louisville acting as an agent for the Property Owner.

Agency

- 2) Property Owner has authorized the above Landlord to enter into this lease agreement on his/her behalf, to receive and receipt for rent, and to do all other things necessary to manage property. Rent shall be paid and all notices, requests or other communications shall be by or to Landlord through the Agent at his office address.

Rental Application

- 3) The application to rent the premises herein leased is hereby made a part of this lease. Tenant warrants the information contained therein to be true, and if false, Landlord may, at Landlord's option, terminate this lease.

Utilities

- 4) Tenant shall be responsible for arranging for and paying for all utility services required by Tenant for the Premises except as otherwise specifically provided for elsewhere in this Lease. Landlord shall not be responsible to Tenant or any others for a loss or reduction of services provided to the Premises (except caused solely by the willful acts of Landlord), or conditions beyond the control of Landlord, nor shall any loss or reduction of services terminate this Lease or reduce the amount of rent due hereunder,

except as provided by law. Tenant shall use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other facilities and not permit waste of any of such facilities.

Exterior Maintenance

- 5) FOR SINGLE FAMILY UNITS - Tenant shall be responsible for maintaining exterior of home including mowing, leaf removal, flower bed maintenance, bush trimming, snow removal and salting and shall be responsible for keeping property in compliance with all City and County maintenance ordinances. If the Tenant fails to maintain property during term of the lease Tenant shall bear the responsibility of any citations or monetary fines.
- 6) FOR MULTIFAMILY UNITS – Tenant shall be responsible for keeping property in compliance with all City and County maintenance ordinances. If the Tenant fails to maintain property during term of the lease Tenant shall bear the responsibility of any citations or monetary fines.

Alterations

- 7) Tenant shall make no alterations or install or maintain on the Premises major appliances, barbeque grills , new locks, cameras, digital doorbells, devices of any kind without Landlord consent. Tenant also agrees to not paint in unit without Landlord consent.

Late Charges

- 8) Tenant shall pay to Landlord at Agent’s address the monthly rent specified above on or before the 1st of each month in advance. The time of each and every payment is of the essence of the lease. Rent is considered late if not paid by the 1st and if rent is not paid by the 5th a late charge of \$75 will be applied monthly until balance (including late fee) is paid in full.

Security Deposit

- 9) To secure the property or Landlord from damage, Tenant has placed with Landlord a security deposit in the amount set forth above in a bank account at First Capital Bank in Louisville, KY and account number 0241431. This deposit will be utilized as a fund for repairing damage to the Leased Premises. It is not an advance of rent. The procedures for returning or retaining the security deposit will be in accord with Kentucky Revised Statue (KRS) 383.580. The procedures for returning or retaining the security deposit will be in accord with Indiana Code Title 32, Article 31,Chapter 3. All interest earned, if any, shall be retained by the Agent. Tenant acknowledges that they have been given opportunity to fully inspect premises and has received list of existing damage to the leased premises and has executed move-in inspection. Tenant accepts property in As-Is condition.

Obligations of Tenant

- 10) As Lessee of the above leased premise Tenants , occupants and guests shall:
 - a. Comply with all obligations imposed on Tenant by governmental authority materially affecting health and safety;
 - b. Use in a reasonable manner all electrical, plumbing and hvac and if repairs are needed due to Tenant misuse or neglect, Tenant agrees to sustain cost of repairs with the next months rent; Tenant agrees to promptly notify landlord of any damage or defect in plumbing, electrical, appliances, hvac, or fixtures in writing so that it may be repaired in a timely manner. All maintenance to be performed by Landlord; Tenants are responsible for changing Furnace Filters every 30 days, responsible for replacement of light bulbs and testing smoke detector every 30 days and to not remove it any time during tenancy.
 - c. Keep that part of the premises that he/she occupies or uses as clean/safe as possible and dispose from his/her unit all garbage, rubbish and other waste in a clean and safe manner; If Landlord has to remove waste the expense will be added to tenant’s ledger and/or deduct from Tenants Security Deposit. Tenant agrees to not add barbeque grill to property without approval.
 - d. Not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any person to do so and to conduct himself/herself and require any guest to conduct themselves in a manner that will not disturb neighbors’ peaceful enjoyment of the premises; Failure to do so will declare lease Null & Void after second offense and initial warning/notice from Landlord.
 - e. Tenant hereby agrees and acknowledges that the failure of tenant to pay the rent due under this lease, at the time and in the manner provided herein, shall constitute material noncompliance with the provisions of this lease. Demand, notice of nonpayment, and any other notice with respect to payment will be made via 7/10-Day notice and failure to respond within that timeframe shall result in immediate eviction proceedings. In addition, tenant covenants and agrees to pay the other amounts (other than rent) required to discharge its obligations under the conditions and provisions of this lease to include court costs and attorney fees. Waiver of Jury Trial: To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute, common law, and/or related to this Contract shall be to a judge and not a jury.
 - f. Tenant agrees than only operative vehicles may be parked on premises, that cars may not be repaired or washed on the premises at any time and failure to cooperate may result in towing of aforementioned vehicle and/or immediate lease termination and eviction proceedings.
 - g. Tenant shall indemnify and hold Owner/Landlord harmless from and against all claims for damages and expenses of every kind and character to parties who may claim, sue, or demand damages for injuries sustained upon the leased premises resulting from the acts or omissions of tenant, the members of its family, and tenant’s or tenant’s family’s guests or invites. Tenant will defend any such claim or suit for damages or injuries at its own expense.

Bedbug Addendum

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1. Resident acknowledges that the unit shows no known bedbug infestation at move-in.
2. Resident agrees that all furnishings and personal property brought into the unit are free of bedbugs.
3. Resident agrees to promptly report any suspected bedbug activity to Management.
4. Resident agrees to fully cooperate with any inspection, preparation, and treatment requirements.
5. Resident understands that the Owner/Agent are not responsible for any loss or damage to personal property resulting from a bedbug infestation.
6. Residents are responsible for the costs of any bedbug treatment required for their unit, unless management or the property owner determines that the infestation is not the resident's responsibility.

Liability

11) Landlord does not insure Tenant's person or belongings and Owner/Landlord strongly recommend that Tenant insure personal belongings to protect against fire, flood, etc. All personal property in the Leased Premises or elsewhere shall be at the risk of Tenant only, and Tenant shall carry such insurance as Tenant deems necessary. Tenant acknowledges the Leased Premises have been examined to the extent necessary to ascertain its condition. The Premises are leased in the condition found and Landlord shall not be liable to Tenant or anyone on the Premises for property damage or personal injuries caused by or arising out of the condition of the Leased Premises, it being understood that Tenant, and all others take the premises as they find them in As-Is condition. In the event such damage or injury arises out of Tenant's failure to maintain or repair the Tenant shall indemnify Landlord, and Landlord's agent and employees, from any such claims and hold them harmless. Landlord shall not be responsible to Tenant or any others for a loss or reduction of services by acts not willful, or conditions beyond Landlord's control, nor shall any loss or reduction of services terminate this lease or reduce the amount of rental due hereunder, except as provided by law.

Landlord Access

12) The Landlord and Landlord's agents and employees shall have access to the Leased Premises quarterly to maintain HVAC and/or water heater in which 24 hour notice will be given prior to entering. Landlord shall have access only at reasonable times (9a.m.-5p.m.) in order to inspect same, make necessary agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the Leased Premises to prospective or actual purchasers, mortgagees, Tenants, workmen or contractors. In the case of emergency, however, Landlord shall not be required to give notice in order to maintain property. In the event Tenant will be absent from the Leased Premises for more than seven (7) days, Tenant agrees to notify Landlord.

Binding on Heirs, etc.

13) Each of the provisions of this lease shall extend to, be binding on, and insure to the benefit of the heirs, legal representatives, and assigns of Landlord and Tenant.

Bankruptcy

14) If Tenant shall be declared bankrupt during the term of this lease, Landlord, at Landlord's option, may terminate this lease. If so terminated, Tenant agrees to promptly vacate premises removing all personal property and belongings and upon Tenant's failure to do so, Landlord may take all steps necessary, including storage of Tenant's property, and shall not be responsible to Tenant for loss or damage due to causes beyond Landlord's control.

Condemnation Eminent Domain

15) If the whole or any part of the building containing the Leased Premises is taken by any competent authority for any public use or purpose, the term of this lease, at Landlord's option, shall terminate upon, and not before, the date when possession of the part so taken shall be required for said use or purpose. Rent shall be apportioned to the date of termination. Landlord shall be entitled to the entire compensation for the part of the premises taken without apportionment to the Tenant.

Renewal of Lease

16) This lease shall be automatically renewed with the same terms and conditions on a month to month basis after its original expiration date unless otherwise notified by Landlord. Whenever Tenant wishes to vacate and all terms and conditions of the lease have been fulfilled, a full thirty (30) day written notice must be given before the Tenant's next rent-due date and accompanied by the rent for the final thirty (30) day rental period. No verbal notices will be accepted. Any changes to lease when on month-to-month basis will be disclosed in writing 15 days prior to month it will be implemented and Tenant agrees to sign new lease and/or submit 30 day written notice to vacate if terms are unacceptable. Tenant will receive their renewal option in month 11.

Expiration/Termination of Lease

17) Upon termination of this lease, Tenant shall yield immediate possession, remove all property and belongings, and return unit in undamaged condition, and deliver all keys to Landlord at the address where rent is payable. Upon Tenant's failure to vacate, the Landlord may take all steps necessary to remove Tenant and Tenant's property as provided by law and Tenant shall acquire no additional rights or extension of the lease term by reason of holding over. In addition to all remedies provided by law, Tenant shall pay all rent and other damages suffered by Landlord including attorney fees and setout costs for forcible detainer action.

Abandonment

18) Ten days absence by Tenant with rent unpaid and no notice given to Owner/Landlord, or the removal of a substantial portion of Tenant's personal property without explanation or notice to Landlord shall be deemed an abandonment of the Leased Premises by Tenant. In such event, Landlord may enter the Leased Premises immediately, take all action necessary to remove remaining property and belongings of Tenant, and relet the Premises, without notice and without responsibility for resulting losses.

Rental Application

KE NB _____ _____

19) The application to rent the premises herein leased is hereby made a part of this lease. Tenant warrants the information contained therein to be true, and if false, Landlord may, at Landlord's option, terminate this lease.

Required Documents

20) X Tenant acknowledges execution of walkthrough checklist at Move-in X Lead Based Paint Disclosure & Pamphlet
Smoke-Free Unit

21) Tenant agrees and acknowledges that the premises has been designated as a smoke-free living environment. Tenant and members of Tenant's household shall not smoke anywhere in the unit rented by Tenant, or the building where the Tenant's dwelling is located or in any of the common areas or adjoining grounds of such building or other parts of the rental community. If it is discovered that tenant smoked in the premises during occupancy the security deposit will be applied towards the painting of the entire unit plus any additional damages to return unit to its original condition prior to move-in.

Additional Clauses

22) LG&E in residents name, Renters insurance required

This lease and additional required documents as stated in clause 22 contains the entire agreement between the parties. No oral agreement or representations have been made by Landlord or shall be binding upon the parties unless set forth in writing in this lease. All notices called for in this lease are to be in writing and communicated through office of the Landlord. I (We) certify that I (We) have read the entire document, understand same, accept property in As-Is condition and have received a signed copy and proceed to move-in premises.

Lessee:

Signature:	<u><i>VE</i></u>	<u>Nickolas Brinson</u>	_____	_____
Print Name:	_____	_____	_____	_____
Date:	_____	_____	_____	_____
Signature:	_____	_____	_____	_____
Print Name:	_____	_____	_____	_____
Date:	_____	_____	_____	_____

Lessor:

Signature:	_____
Print Name:	_____
Date:	_____

<u>VE</u>	<u>NB</u>	_____	_____
_____	_____	_____	_____

Smoke Detector 30-Day Check Addendum to Residential Lease

Tenant acknowledges a working smoke detector at time of move in and agrees to check all smoke detectors in his/her residence every thirty (30) days. If the smoke detector is not working, I will replace the batteries. Tenant will not remove smoke detector for any reason. If other problems exist with the smoke detector, then I will immediately call my landlord 502-895-9136.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

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

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Additional Details/Documents:

Lessee's Acknowledgment (initial)

(c) Lessee has received copies of all information listed above.

LE NB _____

(d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

LE NB _____

Agent's Acknowledgment (initial)

(e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Lessee:

Signature:	<u><i>Nickolas Brinson</i></u>	<u>Nickolas Brinson</u>	_____	_____
Print Name:	_____	_____	_____	_____
Date:	_____	_____	_____	_____
Signature:	_____	_____	_____	_____
Print Name:	_____	_____	_____	_____
Date:	_____	_____	_____	_____

Lessor:

Signature:	_____
Print Name:	_____
Date:	_____

Move Out Fee Addendum

Carpet- Replacement	\$2.25 Sq ft
Carpet Clean	\$95 per hour
Ceiling Fan-	\$150.00
Cleaning/Janitorial	\$85.00 per hour
Cover Plates-electrical	\$10 per
Door-Exterior	\$375-up
Door-Interior	\$175-up
Door-Knobs	\$60 each
Electric Outlets-replacements	\$35 each
Flooring Tile	\$10 sq ft
Garage Door Opener-Remote	\$75 each
Key not turned in	\$75 each
Lawn Service	\$100 and up
Light Bulbs-missing	\$15 per bulb
Lock-deadbolt/entry	\$85
mini blinds damaged	\$70 each
Nail holes-1/8	\$5 each
Nail holes large than 1"	\$30 each
Painting Interior	\$350 per room avg
Repairs by licensed electrician, plumber, roofer	\$125 an hour
Repairs by non-licensed trades	\$65 an hour
Shower Head	\$55.00
Range	\$650 and up
Fridge	\$750 and up
Microwave	\$150 and up
Shower Rod	\$70.00
Storm Door	\$225.00 and up
Thermostat	\$150.00

Towel Bars	\$45.00 each
Trash Debris	\$450 per load
Window Glass-Cracked Broken	\$125.00 and up
Window replacement	\$500.00 and up
Window screens	\$65.00 /each

Deductions are made from the security deposits only for just causes. Above are a list of common fees. Items not listed above will be charged on a cost-plus labor basis. Note these prices are just guidelines and are subject to change due to current market conditions.

Move-in Information

If you notice any defects in the unit that do not require maintenance, please fill out the walk-through inspection sheet provided to document the condition of your home at move in. It shall be sent to leasing@pmofl.com or uploaded to your tenant portal within 7 days.

Upon leasing, go to pmofl.com and register an account. Through the portal you can see your balance, pay your rent, and submit maintenance requests.

If you have any maintenance issues upon move-in, email maintenance@pmofl.com. You also have the option to send a maintenance request via Rent Cafe after you register (link is below).

Emergency maintenance line after 4pm or weekends: If you have a maintenance emergency, you may call (502) 895-9136 Ext. 6.

Rent: If you have any direct questions for the finance department, please email rent@pmofl.com. In order to pay rent online in the future, you can register via the Rent Cafe link: [RentCafe Resident Login » Pay Rent Online & Submit Maintenance Requests](#).

Utilities: Please transfer applicable utilities into your name as soon as possible.

Lessee:

Signature:	<u><i>Nickolas Brinson</i></u>	<u>Nickolas Brinson</u>	_____	_____
Print Name:	_____	_____	_____	_____
Date:	_____	_____	_____	_____
Signature:	_____	_____	_____	_____
Print Name:	_____	_____	_____	_____
Date:	_____	_____	_____	_____

Lessor:

Signature: _____
 Print Name: _____
 Date: _____

April 27, 2026

Pet Addendum

If you were approved for a pet, please sign the pet addendum. If you were not approved for a pet and may be getting one, you must notify the leasing department and go through the pet approval process. If you do not go through this process, your lease may be voidable.

Property Address: 430 Joy Ave., unit 430_3, Mt. Washington KY 40047

Tenant Name: Kaitlynn Ewing and Nickolas Brinson

Total Number of Pets: 0

Monthly Pet Rent: \$0.00

Name	Type	Breed	Color	Weight lb	Sex	Age	Neutered

WHEREAS, the Resident desires to keep a certain pet described below on the said premises and the Rental Agreement specifically prohibits allowing pets on the premises; the Rental Agreement is hereby amended to grant such permission to the Resident. In exchange for this permission, the Resident agrees as follows:

1. Pay a \$500.00 non-refundable pet deposit.
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
3. To keep the pet from damaging any property belonging to the Owner/Agent or others.
4. To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the resident apply any part of the Pet Deposit towards such amounts due, but rather, the resident shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Agreement.);
5. To keep the pet under control at all times.
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling;
7. Not to leave the pet unattended for any unreasonable periods;
8. To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner/Agent turning said pet over to local pet policing authorities should the pet be found unsupervised;
9. To dispose of the pet's droppings properly and quickly;
10. Not to leave food or water for the pet outside of the dwelling;
11. Not to keep the pet's offspring on the premises for longer than 8 weeks after birth.
12. To provide the Owner/Agent with evidence of current rabies registration, if said pet is a dog.,

Should the Resident fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet. In such event, the Resident agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Owner/Agent; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

THIS AGREEMENT is attached to and forms a part of the Rental Agreement dated 30th day of April, 2026 between Property Mgmt of Louisville, Owners, and Resident.

Lessee:

Signature: *V. Brinson* *Nickolas Brinson* _____
Print Name: _____
Date: _____

Signature: _____
Print Name: _____
Date: _____

Lessor:

Signature: _____
Print Name: _____
Date: _____