MAXIMUM REALTY

RESIDENTIAL LEASE

This agreement, made this day of, 20, between Maximum Realty, hereinafter referred to as the LANDLORD and
LANDLORD and, and, hereinafter referred to as the TENANT, concerning the lease of the following described property:
is agreed to by and shall bind the TENANT, its heirs, estate, or legally appointed representatives. TENANT as herein used shall include all persons to whom this property is leased. LANDLORD as herein used shall include the owner(s) of the premises, its heirs, assigns or representatives and or any agent(s) designated by the owner(s).
TERM OF LEASE: This lease begins
OCCUPANTS: Only the above listed individuals shall occupy the premises unless written consent of the LANDLORD is obtained. A reasonable number of guests may occupy the premises without prior written consent if stay is limited to 7 hours.
ADDITIONAL AUTHORIZED OCCUPANTS:
PRORATED RENT: TENANT agrees to pay the sum of \$ as prorated rent for the period from to
ADVANCE RENT: TENANT agrees to pay the sum of \$ as advance rent representing payment for the last month of occupancy.
RENT: TENANT agrees to pay the monthly rent amount of \$ plus any applicable sales tax on the FIRST day of each month in advance without demand to Maximum Realy, 217 E Grand Ave #4, Laramie, WY 82072 Phone (307) 460-2019 / Emergency Phone (307) 460-8515. Rent must be received by LANDLORD or its designated agent on or before the due date. A late fee of _5_% of the rent, or \$ shall be due as additional rent if TENANT fails to make rent payments on or before the fifth (5th) day of each month. If TENANT's check is dishonored, all future payments must be made by money order or other certified funds. Dishonored checks will be subject to the greater of 5% of the check amount or a \$20.00 charge as additional rent. If LANDLORD has actual knowledge that there are insufficient funds to cover a check, rent will be considered unpaid, LANDLORD may serve TENANT with a Three Day Notice and will not be required to deposit the check. Third party checks are not permitted. Time is of the essence. The imposition of late fees and/or dishonored check charges is not a substitution or waiver of available remedies. If rent is not received by the FIRST day of each month, LANDLORD may serve a Three Day Notice on the next day or any day thereafter as allowed by law. All signatories to this lease are jointly and severally responsible for the faithful performance of this lease. All payments made shall first be applied to any outstanding balances of any kind including late charges and/or any other charges due under this lease. All notices by TENANT to LANDLORD shall be sent to LANDLORD's address above by certified mail.
PETS: TENANT shall not keep any animal or pet in or around the rental premises without LANDLORD's prior written approval and a PET ADDENDUM signed by all parties. If at any time for any reason a pet is found on the premises without LANDLORD'S consent, there will be a <u>Two Hundred Dollar (\$200.00)</u> fine for each occurrence payable to the LANDLORD.
Initials:

SECURITY DEPOSIT: TENANT agrees to pay LANDLORD the sum of \$, as security for faithful
performance by TENANT of all terms, covenants and conditions of this lease. This deposit may be applied by the LANDLORD for
any monies owed by TENANT under the lease or Wyoming law, physical damages to the premises, costs, and attorney's fees
associated with TENANT's failure to fulfill the terms of the lease. TENANT cannot dictate that this deposit be used for any rent
due. IF TENANT breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease
expiration date (or the expiration of any extension), the deposit will be forfeited as special liquidated damages to cover the costs of
reletting the rental premises. TENANT will still be responsible for unpaid rent, physical damages, future rent due, attorney's fees,
costs and any other amounts due under the terms of the tenancy or Wyoming law. Security Deposit refunds, if any, shall be made by
mail only, as provided by law, made out in names of all TENANTS in one check, and may not be picked up in person. Your
security deposit will be held at UniWyo Federal Credit Union in an interest or non-interest bearing escrow account. TENANT
agrees that any interest accrued shall become the sole property of LANDLORD.

ASSIGNMENTS: TENANT shall not assign this lease or sublet the premises or any part thereof. Any unauthorized transfer of interest by the TENANT shall be considered a breach of this agreement. If the LESSOR does consent to TENANT'S request to sublet or assign any portion of the leased premises, then the TENANT shall pay to the LANDLORD a non-refundable transfer fee of **One Hundred Twenty Five Dollars (\$125.00).** TENANT shall be solely responsible for ensuring that all sub-lessees or assignees execute all documents and pay all deposits required by LANDLORD prior to the commencement of such sub-lease or assignment. TENANT shall remain responsible for all rent due under the terms of this agreement until a replacement tenant has contracted to assume payments under a new agreement. At no time before, during or after the lease period shall LANDLORD be obligated to find a substitute tenant for TENANT.

APPLICATION: If TENANT has filled out a rental application, any misrepresentation made by the TENANT in same will be considered a breach of this agreement and LANDLORD may terminate the tenancy.

FIXTURES AND ALTERATIONS: TENANT must obtain prior written consent from LANDLORD before painting, installing fixtures, making alterations, additions or improvements. If permission is granted, same shall become LANDLORD's property and shall remain on the premises at the termination of the tenancy.

USE OF PREMISES: TENANT shall maintain the premises in a clean and sanitary condition and not disturb surrounding residents or the peaceful and quiet enjoyment of the premises or surrounding premises. Premises are to be used and occupied by the TENANT for only residential, non-business, private housing purposes only. TENANT shall not operate any type of day care or child sitting service on the premises. TENANT shall secure insurance immediately for any water-filled devices with a loss payable clause to LANDLORD.

RISK OF LOSS: All TENANTS' personal property shall be at the risk of TENANT or owner thereof and LANDLORD shall not be liable for any damage to said personal property of the TENANT arising from criminal acts, fire, storm, flood, rain or wind damage, acts of negligence of any person whomsoever, or from the bursting or leaking of water pipes. TENANT is strongly urged to secure insurance for personal property.

DEFAULT: (1) Failure of TENANT to pay rent or any additional rent when due, or (2) TENANTS' violation of any other term, condition or covenant of this lease (and if applicable, attached rules and regulations), condominium by-laws or neighborhood deed restrictions or (3) failure of TENANT to comply with any Federal, State and/or County laws, rules and ordinances, or (4) TENANTS' failure to move into the premises or TENANTS' abandonment of the premises, shall constitute a default by TENANT. Upon default, in addition to complete forfeiture of the security deposit, rent due for the remaining term of this lease is accelerated, TENANT shall owe this rent and LANDLORD may begin eviction procedures, after prompt notice is given under Wyoming law. If the TENANT abandons or surrenders possession of the premises during the lease term or any renewals, or is evicted by the LANDLORD may retake possession of the premises and make a good faith effort to re-rent it for the TENANT account. Retaking of possession shall not constitute a rescission of this lease nor a surrender of the leasehold estate.

ATTORNEY'S FEES: If LANDLORD employs an attorney due to TENANT's violation of the terms and conditions of this lease
TENANT shall be responsible for all costs and reasonable attorney's fees as incurred by the LANDLORD whether or not a suit is
filed. TENANT waives the right to demand a jury trial concerning and litigation between LANDLORD and TENANT.

Initials:	

UTILITIES: LANDLORD is responsible for providing the following utilities:
The TENANT agrees to pay all charges and deposits for all other utilities and TENANT agrees to have all accounts for utilities immediately placed in TENANT name with accounts kept current throughout occupancy. If the utilities which TENANT is responsible for are still in LANDLORD's name at the time TENANT takes occupancy, TENANT agrees that LANDLORD shall order such utilities terminated. TENANT shall not terminate such service until 5:00 p.m. the day after the lease period expires or TENANT surrenders the leased premises to allow LANDLORD an opportunity to inspect the leased premises. TENANT shall pay a penalty of Sixty Five Dollars (\$65.00) , which LANDLORD may deduct from TENANT'S security deposit if any amount is due, for terminating electric service prior to the time established in this provision. TENANT is responsible for any fines incurred by the City of Laramie and/or Albany County for use of any of these services.
VEHICLES: Vehicle(s) must be currently licensed, owned by TENANT, registered, operational and properly parked. TENANT agrees to abide by all parking rules established now or in the future by LANDLORD or condo/homeowner association's rules, if applicable. No trailers, campers, motorcycles, boats or commercial vehicles are allowed on or about the premises without LANDLORD's prior written approval. TENANT is not to repair or disassemble vehicles on the premises. Vehicles not meeting the above requirements and additional rules of LANDLORD are unauthorized vehicles subject to being towed at TENANT expense. Parking on the grass is prohibited. TENANT agrees to indemnify LANDLORD for any expenses incurred due to the towing of any vehicle belonging to the guest or invitee of TENANT.
Vehicles currently owned by TENANTS:
MAINTENANCE/INSPECTION: TENANT agrees that they have fully inspected the premises and accepts the condition of the premises in 'as is' condition with no warranties or promises expressed or implied. TENANT shall maintain the premises in good, clean and tenantable condition throughout the tenancy, keep all plumbing fixtures in good repair, use all electrical, plumbing, heating, cooling, appliances and other equipment in a reasonable manner, removing all garbage in a clean and sanitary manner. See maintenance and plumbing addendum attached. In the event TENANT or TENANT's guests or invitees cause any damage to the premises, LANDLORD may, at its option, repair same and TENANT shall pay for the expenses of same on demand or LANDLORD may require TENANT repair same, all charges incurred as additional rent. TENANT shall be fully responsible for, and agrees to maintain and repair at TENANT's expense, the following: BUG EXTERMINATION, LOCKS/KEYS, SCREENING AND SMOKE DETECTOR(S). In the event a major repair to the premises must be made which will necessitate the TENANT's vacating the premises, LANDLORD may, at its option, terminate this agreement and TENANT agrees to vacate the premises, holding LANDLORD harmless for any damages suffered, if any. TENANT shall notify LANDLORD immediately of any maintenance need, maintenance performed or repair in writing. TENANT agrees that they shall immediately test the SMOKE DETECTOR(S) and shall maintain same.
VACATING: TENANT agrees to surrender the leased premises by 12PM on the day this agreement or any extension period expires. TENANT shall peaceably surrender the premises and turn in all keys, provide a forwarding address and any other property owned by LANDLORD leaving the premises in good, clean condition, ordinary wear and tear excepted. TENANT agrees to have the carpeting cleaned professionally upon move out or will incur a minimum carpet cleaning charge of \$50.00. In the event all keys are not returned upon move out, there will be a minimum charge of \$25.00.
RENEWAL: The TENANT must notify the LANDLORD One Hundred and Twenty (120) days prior to the expiration of this lease agreement of their intention to terminate this lease on its expiration date or extend this lease beyond the current expiration date. In the event the TENANT wishes to extend this lease beyond the expiration date, TENANT must execute a new lease provided by the landlord at least One Hundred and Twenty (120) days prior to expiration of the current lease agreement. Should TENANT fail to extend this lease or fail to notify the LANDLORD before the agreed upon renewal date, LANDLORD will assume TENANT is vacating at lease expiration and will proceed with securing a new TENANT. Notice from TENANT to LANDLORD must be made by certified mail. All other conditions of this lease shall remain in effect. Failure to give above stated notice by TENANT One Hundred and Twenty (120) days prior to the end of the lease or any month to month period will result in additional liability of TENANT for the following full monthly rental period in addition to security deposit forfeiture. If TENANT fails to vacate after the initial term, or any successive consensual periods after termination, TENANT shall additionally be held liable for holdover (double) rent.
Initials:

RIGHT OF ENTRY: LANDLORD, during reasonable hours of the day, has the right of entry to the premises for showing, repairs, inspections or any other reason. LANDLORD has the immediate right of entry in cases of emergency, or to protect or preserve the premises. TENANT shall not alter or add locks without prior written consent. If consent is given, TENANT must provide LANDLORD with a key to all locks. LANDLORD may place 'For Sale' or 'For Rent' signs on the premises at any time.

CONDEMNATION and ACTS OF GOD: If for any reason the premises are condemned by any governmental authority or destroyed through fire, act of God, nature or accident, this lease shall cease and shall terminate as of the date of such condemnation or destruction and TENANT hereby waives all claims against LANDLORD for any damages suffered by such condemnation or destruction.

WAIVERS: The rights of the LANDLORD under this lease shall be cumulative, and failure on the part of the LANDLORD to exercise promptly any rights given hereunder shall not operate to forfeit any other rights allowed by this lease or by law.

INDEMNIFICATION: TENANT agrees to reimburse LANDLORD upon demand in the amount of the loss, property damage or cost of repairs or service (including plumbing trouble) caused by the negligence or improper use by TENANT, his agents, family or guests. TENANT at all times, will indemnify and hold harmless LANDLORD from all losses, damages, liabilities and expenses which can be claimed against LANDLORD for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect or fault of TENANT, his agents, family or guests, or arising from TENANT's failure to comply with any applicable laws, statutes, ordinances or regulations. In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that if the premises are being managed by an agent for the record owner, TENANT agrees to hold agent, its heirs, employees and assigns harmless and shall look solely to the record owner of the premises in the event of a legal dispute.

INTEGRATION: This lease and exhibits and attachments, if any, set forth the entire agreement between LANDLORD and TENANT concerning the premises, and there are no covenants, promises, agreements, conditions or understandings, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be VOID, but all other terms and conditions of the agreement shall be in effect.

MODIFICATIONS: No subsequent alteration, amendment, change or addition to this lease shall be binding upon LANDLORD unless in writing and signed by all parties.

RADON GAS: LANDLORD provides the following notice: "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Wyoming. Additional information regarding Radon and Radon testing may be obtained from your county public health unit."

ABANDONED PROPERTY: By signing this rental agreement, the TENANT agrees that upon surrender or abandonment, as defined by State Statutes, the LANDLORD shall not be liable or responsible for storage or disposition of the TENANT's personal property. Furthermore, any personal property remaining on or about the premises upon termination or expiration of this lease immediately becomes the property of LANDLORD and no claims may be made in regards to said property.

MORTGAGEES RIGHTS: TENANTS rights under this lease shall at all times be automatically junior and subject to any deed to secure debt which is now or shall hereinafter be placed on premises of which residence is part; if requested, TENANT shall execute promptly any certificate that LANDLORD may request to specifically implement the subordination of this paragraph.

ADDITIONAL TERMS AND CONDITIONS: In Witness thereof, the parties hereto have caused these presents to be signed in person the day and year first above written.			
LANDLORD			

MAXIMUM REALTY

MAINTENANCE/PLUMBING ADDENDUM

The LANDLORD agrees to have all plumbing systems in good working order prior to TENANTS occupancy. The TENANT shall keep all plumbing fixtures in good condition and shall use all plumbing related equipment in a reasonable manner. In the event the TENANT or TENANT's guests are the material cause a plumbing stoppage in any of the fixtures in the house the TENANT shall be fully responsible for and agrees to have said stoppage repaired. If the TENANT uses our recommended plumbing company to repair the problem and they determine that the stoppage was not due to the TENANTS negligence, Maximum Realty will fully reimburse the TENANT for the repair.

The TENANT has read and agrees to the above addendum		
TENANT		
TENANT		
TENANT		
	port and agrees to complete and return the form within seventy two (72) return of your security deposit. The TENANT has also received a copy of r review.	
DATE RECEIVED	DATE RETURNED	
TENANT	TENANT	
TENANT	TENANT	
TENANT	TENANT	

PROPERTY ADDRESS
Laramie, WY 8207_

MAXIMUM REALTY

<u>DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT</u> LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS ADDENDUM

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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally-approved pamphlet on lead poisoning prevention.

LESSOR'S DISCLOSURE (please initial)	
(a) Presence of lead-based paint and/or lead-based pain	nt hazards (check one below)
☐ Known lead-based paint and/or lead-based paint h	azards are present in the housing (explain):
Lessor has no knowledge of lead-based paint and/o	
(b) Records and Reports available to the Seller (check of	one below) ble records and reports pertaining to lead-based paint and/or lead-based
hazards in the housing (list documents below):	one records and reports pertaining to lead-based paint and/or lead-based
D. Lossov has no vaports or vapords partaining to land	hered point and/or lead based point beyonds in the bousing
Lessor has no reports or records pertaining to lead	-based paint and/or lead-based paint hazards in the housing.
	d Warning Statement and acknowledges receiving an Environmental
Protection Agency lead hazard information pamphlet entitled '	'Protect Your Family From Lead in Your Home"
<u>AGENT'S ACKNOWLEDGMENT</u> (please initial) (e) Agent has informed the Lessor of the Less	sor's obligation under 422 U.S.C. 4582 (d) and is aware of his
responsibility to ensure compliance.	or o congaton unact 1,22 cipier 1002 (a) and 10 a and 02 inc
CERTIFICATE OF ACCURACY	
The following parties have reviewed the information above an by the signatory is true and accurate.	nd certify, to the best of their knowledge, that the information provided
AGENT:	LESSEE:
Dated	Dated
	Dated
	Dated

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PAID DATED day of20		
DATED day of20 FOR THE PREMESIS LOCATED AT	, Laramie, WY 8207	
MOLD: Mold consists of naturally occurring microscopic organisms which in the environment. The mold spores spread through the air and the combina Not all, but curtain types and amounts of mold can lead to adverse health effect it is, can often be seen in the form of discoloration, ranging from white to ora order present. Reducing moisture and proper housekeeping significantly reduced to the compact of the control of the co	ation of excessive moisture and organic matt ects and/or allergic reactions. Not all mold it ange and from green to brown and black, and uces the chance of mold and mold growth. ovided, in a reasonable manner and use heati	er allows for mold growth. s readily visible, but when d often there is a musty ng systems in moderation
Keep the premises clean and regularly dust, vacuum and mop	Wipe down floors if any water spillage	
Use hood vents when cooking, cleaning and dishwashing	Hang shower curtains inside bathtub wh	nen showering
Keep closet doors ajar	Securely close shower door if present	ion sino wering
Avoid excessive amounts of indoor plants	Leave bathroom and shower doors open	after use
Use exhaust fans when bathing/showering and leave on for a sufficient	Use dryer if present for wet towels	auter ase
amount of time to remove moisture	ose dryer if present for wet to wells	
Use ceiling fans if present	Use household cleaners on any hard sur	faces
Water all indoor plants outdoors	Remove any old, rotten or moldy food	idees
Wipe down any moisture or spillage	Remove garbage regularly	
Wipe down any moisture of springe Wipe down bathroom walls and fixtures after bathing/showering	Wipe down any and all visible moisture	
Wipe down any vanities/sink tops	Wipe down windows and sills if moistu	
Avoid air drying dishes	Inspect for leaks under all sinks	ie is present
Do not "Hang Dry" clothes indoors	Check all washer hoses if applicable	
Open blinds/curtains to allow light into premises	Regularly empty dehumidifier if used	
open emiles earthing to the might mee premises	riogainity empty denomination is used	
TENIANT/C\ CHALL DEDODT IN WDITING		
TENANT(S) SHALL REPORT IN WRITING	M 11 1 1: C: 4 1A/C1:	CI
Visible or suspected mold	Moldy clothing, refrigerator and A/C dri	
All A/C or heating problems or spillage	Moisture dripping from or around any ve	
Plant watering overflows	Loose, missing or failing grout or caulk	
Musty odors, shower/bath/sink/toilet overflows	tubs/showers/sinks/faucets/countertops/d	iryer vent
Leaky faucets, plumbing, pet urine accidents Discoloration of walls/baseboards/doors/windows/ceiling	Any and all moisture	
Discoloration of walls/baseboards/doors/windows/ceiling		
SMALL AREAS OF MOLD: If mold has occurred on a small non-porous and the mold is not due to an ongoing leak or moisture problem, tenant agree water, let the surface dry, and then within 24 hours apply a non staining clear Clorox Cleanup. TERMINATION OF TENANCY: Owner or agent reserves the right to to the event owner or agent in its sole judgment feels that either there is mold on health hazard to TENANT(S) or other persons and/or TENANT(S) actions on INSPECTIONS: TENANT(S) agree that owner or agent may conduct ins VIOLATION OF ADDENDUM: IF TENNANT(S) FAIL TO COMPLY property damage to the dwelling and any health problems that may result. Nowner or Agent of any mold, mildew or moisture problems immediately IN terms of the lease, and Owner or Agent shall be entitled to exercise all rights Tenant(s) shall be liable to owner for damages sustained to the leased premis injury to person or property as a result of TENANT(S) failure to comply with HOLD HARMLESS: If the premises is or was managed by an agent of the and shall look solely to the property Owner in the event of any litigation or comildew. PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND O'ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS IN	es to clean the areas with soap (or detergent) her such as Lysol/Pine sol Disinfectants, Tile erminate the tenancy and TENANT(S) agree r mildew present in the dwelling unit which r inactions are causing a condition which is expections of the unit at any time with reasonal WITH THIS ADDENDUM, Tenant(s) can concompliance includes but is not limited to WRITING. Violation shall be deemed a main and remedies it possesses against TENANT (sees. TENANT(S) shall hold Owner and Age in the terms of this addendum. WOMDER OWNER, TENANT(S) agree to hold agent and among the concerning injury, damage or harm suffered where the concerning injury in the EVENT THE AGREEMENTAND IN THE EVENT THE	and a small amount of ex Mildew Remover or to vacate the premises in may pose a safety or conducive to mold growth. The state of the safety of
Tenant Date Tenant	Date Tenant	Date

Agent

Date

IMPORTANT NOTICE

Maximum Realty, Inc.

REAL ESTATE DISCLOSURE FOR LANDLORDS OR TENTANTS

Landlord's Agent. (No written agreement with Tenant; requires written agreement with Landlord)

If a Landlord signs a written agreement with us, we are an agent for the Landlord. As an agent for the Landlord, we represent the Landlord and owe the Landlord a duty of utmost good faith, loyalty, and confidence, in addition to the **obligations** enumerated below for Intermediaries. The Landlord is legally responsible for our actions as an agent.

We may work with the Tenant in renting property even though we are an agent of the Landlord. In that event, we will not have a written agreement with the Tenant. The Tenant is not legally responsible for our actions. Even though we do not represent the Tenant, we will assist the Tenant as our customer and are obligated to deal fairly and honestly with the Tenant, to answer the Tenant's questions accurately concerning facts we know about the property, and to disclose any adverse material facts we know about the property. As a Landlord's agent, we have duties to disclose to the Landlord certain information; therefore, the Tenant, as our customer, should not tell us any information which the Tenant does not want shared with the Landlord.

Tenant's Agent. (Requires written agreement with Tenant)

If a Tenant signs a written Tenant Agreement with us, we will act as an agent for the Tenant. If so, we represent the Tenant and owe the Tenant a duty of utmost good faith, loyalty and confidence, in addition to the **obligations** enumerated below for Intermediaries. The Tenant is legally responsible for our actions as an agent. As a Tenant's Agent, Wyoming law requires us to disclose to potential Landlords all adverse material facts concerning Tenant's financial ability to perform the terms of the transaction. As a Tenant's Agent, we have duties to disclose to the Tenant certain information; therefore, the Landlord should not tell us any information which the Landlord does not want shared with the Tenant.

Intermediary. (Requires written agreement with Landlord and Tenant; or Tenant)

The Intermediary relationship is a non-agency relationship which may be established between a broker and a Landlord or a broker and a Tenant in only two situations, both of which require written agreements.

First, if a Tenant who has signed a Tenant Agency Agreement with us wants to look at or rent property we are managing or marketing as an agent for the Landlord, our relationships with the Landlord and Tenant will automatically change to Intermediary (non-agency) relationships with both the Tenant and the Landlord. On this type of in-house transaction, neither the Tenant nor the Landlord will be legally responsible for our actions as an Intermediary.

As an Intermediary (Non-Agent), we will not represent you and will not owe you a duty of utmost good faith, loyalty, and confidence. We will have the following **obligations** to you:

- disclose known adverse material facts about the property;
- exercise reasonable skill and care;
- present all offers in a timely manner;
- advise you regarding the transaction;
- · account promptly for all money or property we receive; and

• assist in complying with the terms and conditions of any contract and with the closing of the transaction.

As Intermediary, we will disclose all information to each party, but will not disclose the following information without your informed written consent:

- the motivating factors for renting or leasing the property;
- that you may be willing to agree to a price different than the one offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

On	(date), I provi	ded (Landlord) (Tenant) with a copy of this Important
Notice and have kept a	a copy for our records	s.Brokerage Company
	Ma	aximum Realty, Inc.
	217 E Grand	d Ave #4 Laramie, WY 82070
	BY:	
S	Signature: Jeff Hasse, N	Maximum Realty
We have been given a	copy and read this In	nportant Notice on (date)
Signature (Landlord)	(Tenant)	Signature (Landlord) (Tenant)