

HOME Investment Partnerships Program Community Development Block Grant Rental Assistance Contract

This Tenant Based Rental Assistance contract (the “**Contract**”) is entered into between **the City of North Miami** (“Program Administrator”), **GOLD KING APARTMENTS LLC** (“Owner”), and **Carola Azor-Germai & Marc Germain** (“Tenants”) as of the “**Contract Start Date**” as such terms are identified in **Exhibit A, Project Specific Information**, attached to and incorporated within this Contract.

SECTION 1 – OVERVIEW

This Contract outlines the roles, responsibilities, and obligations of the Program Administrator, Owner, and Tenant under an emergency Tenant Based Rental Assistance (“**ETBRA**”) Program (the “**Program**”), as described herein, funded by the City of North Miami (the “**PJ**”), which is a participating jurisdiction under the HOME Investment Partnerships Program (“**HOME**”) administered by the United States Department of Housing and Urban Development (“**HUD**”) pursuant to 24 CFR part 92.

The purpose of the Program is to provide emergency housing assistance to assist the Tenant who has experienced financial hardship as a result of the COVID-19 pandemic pursuant to various flexibilities provided for in a HUD memorandum entitled “Suspensions and Waivers to Facilitate Use of HOME-Assisted Tenant-Based Rental Assistance (TBRA) for Emergency and Short-term Assistance in Response to COVID-19 Pandemic,” issued on April 10, 2020, as amended (the “**April 2020 TBRA Memo**”) and extended through September 30, 2021 (the “extended waiver period”) on December 4, 2020.

In accordance with the terms of this Contract and Program requirements, the Program Administrator has reviewed the lease agreement for the housing unit identified in Exhibit A (the “**Unit**”) and will make a Rental Assistance Payment for three (3) months not to exceed Four Thousand Dollars (\$4,000.00) to the Owner for the Unit. Under the Program, the Tenant will reside in the Unit according to the terms and conditions of the lease, included as **Exhibit B** (the “**Lease**”) and this Contract. The Owner has leased the unit to the Tenant and will continue to lease the Unit to the Tenant for occupancy with assistance under the Program, according to the terms and conditions of the Lease and this Contract.

SECTION 2 – TERM OF THIS CONTRACT

The term of this Contract commences on the Contract Start Date and ends on the earliest of (i) the “**Contract End Date**” identified in Exhibit A, (ii) the date upon which the Lease expires or is terminated, or (iii) the date upon which this Contract is terminated by the Program Administrator as a result of default by the Owner or Tenant. The term of this Contract may not extend beyond September 30, 2021, unless HUD extends the waiver authority provided by the April 10, 2020 Memorandum extended by the December 4, 2020 Memorandum (the “extended waiver period”), in which case the Parties may agree to extend the Term of this Contract to no later than such new time as HUD’s waiver of the TBRA requirements in 24 CFR 92.209 expires.

SECTION 3 – HOME ASSISTANCE TO BE PROVIDED

The right of either the Owner or Tenant to receive TBRA Program assistance under this Contract is, at all times, subject to each party’s compliance with this Contract’s terms and requirements.

Rental Assistance Payment

The rent due each month to the Owner under the Lease is identified in Exhibit A (the “**Contract Rent**”). The Owner shall not increase the ~~Contract~~ Rent during the term of this Contract.

Owner/Representative Initials: IS

The Program Administrator will provide a one time “**Rental Assistance Payment**” in the amount identified in Exhibit A to the Owner on behalf of the Tenant. The Rental Assistance Payment will be credited against the Contract Rent otherwise due under the Lease.

The Tenant is responsible to the Owner for the “**Tenant Contribution**” identified in Exhibit A and any additional amounts due under the Lease not covered by the Rental Assistance Payment. Neither the Program Administrator nor the PJ assumes any obligation for the Tenant Contribution due monthly to the Owner, or the payment of any claim by the Owner against the Tenant. The Program Administrator's Rental Assistance Payment obligation is limited to making payment in the amount identified in Exhibit A on behalf of the Tenant to the Owner in accordance with this Contract.

SECTION 4 – OWNER REQUIREMENTS**4.1 Owner Certification**

During the term of this Contract, the Owner certifies that:

- a) The Owner will, at all times, maintain the Unit and premises, including common areas accessible to the Tenant, in decent, safe, and sanitary condition and compliant with applicable state or local codes and rental housing requirements; and
- b) The Owner will comply in all material respects with this Contract; and
- c) The Unit is leased to and, to the best of the Owner's knowledge, is occupied by the Tenant; and,
- d) Owner has taken no action and will not take any action to terminate the Lease and cause the Tenant to vacate the Unit without providing written notice of such action to the Tenant and the Program Administrator; and
- e) Other than the Tenant's Contribution, the Owner has not received and will not receive any payments or other consideration (from the Tenant, HUD, or any other public or private source) for rental of the Unit during the Term of this Contract except as identified in Exhibit A; and
- f) To the best of the Owner's knowledge, the Unit is used solely as the Tenant's principal place of residence; and
- g) The Tenant does not own or have any interest in the Unit; and
- h) The Owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of the family of the Tenant, unless the Program Administrator has determined (and has notified the Owner and the Tenant of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

4.2 Rental Assistance Payments and Overpayment

The right of the Owner to receive payments under this Contract shall be subject to compliance with this Contract's provisions. The Owner agrees that, absent written notice to the Program Administrator and return of the Rental Assistance Payment, acceptance of the Rental Assistance Payment shall be conclusive evidence that the Owner received the full amount due.

Throughout the term of this Contract, Owner agrees to waive any late fees associated with the Rental Assistance Payment, provided that such payment is issued by the Program Administrator by the agreed upon date.

Owner/Representative Initials: ^{DS}
IS

If the Program Administrator determines that the Owner was not entitled to any payments received, in addition to other remedies, the Program Administrator may require Owner to refund any overpayment to the Program Administrator.

4.3 Property Standards

Owner must maintain the Unit, and any common areas of the property accessible to the Tenant under the Lease, in decent, safe and sanitary condition and comply with all applicable state or local codes and requirements for rental properties.

Upon notice by the Program Administrator following any inspection (whether conducted in-person or virtually in accordance with the Program guidelines), Owner will promptly correct any violations of Program requirements and this Contract. If the Owner fails to correct such violations, the Program Administrator may terminate this Contract and the Rental Assistance Payment even if the Tenant continues occupancy under the lease.

Owner/Representative Initials: ^{DS}
IS

4.4 Lead Based Paint

In accordance with 24 CFR 92.355, Owner will incorporate ongoing lead-based paint maintenance activities into regular building operations and will maintain all painted surfaces in the Unit and common areas accessible by the Tenant, conduct visual assessment of painted surfaces at least annually, and stabilize deteriorated paint following safe work practices.

4.5 Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations:

- a) The Owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with this Contract. Eligibility for HUD's programs, including this Program, must be made without regard to actual or perceived sexual orientation, gender identity, or marital status; and
- b) The Owner must cooperate with the Program Administrator and HUD in conducting any equal opportunity compliance reviews and complaint investigations in connection with this Contract; and
- c) The Owner must comply with the Violence Against Women Act, as amended, and HUD's implementing regulation at 24 CFR part 5, Subpart L, and HOME Program regulations.

4.6 Inspections, Records, and Cooperation

The Owner agrees to provide any information pertinent to this Contract which the Program Administrator, PJ, or HUD may reasonably require. Further, upon reasonable notice to the Owner, Owner agrees to provide access to the Program Administrator, PJ, HUD, or their representatives to the Unit, the property on which the Unit is located, and the Owner's records (wherever located) relevant to this Contract and compliance with Program requirements. The Owner further agrees to provide access to such records to the Comptroller General of the United States (commonly known as the Government Accountability Office or "GAO"). The Owner must grant access to relevant computerized or other electronic records and to any computers, equipment, or facilities containing such records, and must provide any information or assistance needed to access the records. Such rights to inspect and review will not expire until five (5) years after the date of expiration or termination of this Contract.

SECTION 5 – TENANT REQUIREMENTS

5.1 Tenant Certification and Representations

During the term of this Contract, Tenant hereby certifies that:

- a) Tenant has truthfully and fully disclosed all information required by the Program Administrator in Tenant's application for assistance, including but not limited to disclosure of all household income; and
- b) The Unit is the Tenant's primary place of residence; and
- c) Other than the Rental Assistance Payment, the Tenant has not received and will not receive any payments or other consideration (from a federal agency or any other public or private source) for rental of the Unit during the Term of this Contract other than those disclosed to the Program Administrator in the application for assistance or as otherwise required herein; and
- d) Tenant has not and will not sublet the Unit, allowed undisclosed persons to occupy the Unit as part of the Tenant's household; and
- e) The Tenant does not own or have any interest in the Unit; and,
- f) The Tenant (including a principal or interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of the Owner's family, unless the Program Administrator has determined (and has notified the Owner and the Tenant of such determination) that approving assistance to the Tenant, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities; and
- g) As of the date of this Contract, the Tenant's household occupying the unit includes the following members:

Name (<i>First, M., Last</i>)	Party to Lease	Minor/Under 18
Carola Azor-Germain	☒	☐
Marc Germain	☒	☐

5.2 Tenant Obligations

During the term of this Contract, Tenant will:

- a) Promptly pay, when due, any portion of the Contract Rent (or other fees due to the Owner under the Lease) not paid by the Rental Assistance Payment; and
- b) Comply with the Lease in all material respects; and

immediate danger to health and safety (e.g. electrical shorts, gas leaks, etc.) that have not been addressed by the Owner; and

- d) Pursuant to the Lease and the Contract, provide access to the Unit to the Program Administrator, PJ, HUD, or their authorized representatives for the purpose of conducting inspections; and
- e) Provide such information or documentation required by the Program Administrator, PJ, or HUD to determine compliance with this Contract, Program requirements, or other applicable federal laws and regulations; and
- f) Provide prompt notice to the Program Administrator of the anticipated receipt of other rental assistance from any other source whether public or private, including but not limited to the Section 8 Housing Choice Voucher Program.

SECTION 6 – PROGRAM ADMINISTRATOR ROLE

The Program Administrator will (i) determine Tenant and Owner's eligibility for participation in the Program, (ii) monitor Tenant and Owner's compliance with the terms of this Contract, the Program, and HOME regulations, and (iii) provide HOME Assistance to or on behalf of the Tenant as described herein.

The Program Administrator does not assume any responsibility for, or liability to, any person injured as a result of either the Owner or Tenant's action or failure to act in connection with the implementation of this Contract or as a result of any other action or failure to act by either the Owner or Tenant.

The Owner is not the agent of the Program Administrator and this Contract does not create or affect any relationship between the Program Administrator and any lender to the Owner, or any suppliers, vendors, employees, contractors, or subcontractors used by the Owner in connection with this Contract.

The Program Administrator does not guarantee and is in no way responsible to the Owner for Tenant's performance under the Lease or for any damages of any sort caused by the Tenant's action or failure to act under the Lease.

Nothing in this Contract shall be construed as creating any right of:

- a) The Tenant to enforce this Contract against the Owner; or
- b) The Owner to enforce this Contract against the Tenant; or
- c) For either the Owner or Tenant to make any claim against HUD or PJ; or
- d) For either Owner or Tenant to make any claim against the Program Administrator other than for the payment of the Rental Assistance Payment due under this Contract.

Other than any rights claimed by HUD to pursue claims, damages, or suits of any sort, nothing in this Contract will be construed to give any third party a right to pursue any claims against HUD, PJ, or the Program Administrator under this Contract.

SECTION 7 – MODIFICATIONS TO LEASE

Notwithstanding any other provisions in the Lease, during the term of this Contract Owner and Tenant mutually agree that:

- a) Termination of Tenancy. Any termination of the lease must also comply with all applicable state or local laws, ordinances, regulations, or similar requirements, including as may be applicable emergency orders restricting evictions during declared emergencies or disasters; and

Owner/Representative Initials: IS

Tenant Initials: C A M G

SECTION 8 – DEFAULT AND ENFORCEMENT

8.1 Default

Any of the following will be deemed a default under this Contract:

- a) Any violation of this Contract by the Tenant or Owner; or
- b) A determination by the Program Administrator that the Tenant or Owner has committed fraud or made a false or materially incomplete statement in connection with the Program or this Contract, or has committed fraud or made any false statement in connection with any federal housing assistance program; or
- c) Any fraud, bribery, or any other corrupt or criminal act by a party to this Contract in connection with any Federal Housing assistance program; or
- d) Any determination, in the sole and exclusive judgement of the Program Administrator, that either Tenant or Owner has materially violated the terms of the Lease.

8.2 Enforcement

In the event of a default, the Program Administrator will notify the defaulting party in writing, specifying the nature of the default, required corrective actions, and the deadline for correction. In the event the defaulting party does not cure the default within the time period provided, as may be appropriate based on the defaulting party and nature of the default, Program Administrator may:

- a) Terminate the Owner's or Tenant's participation in the Program and cancel future payments to or on behalf of the Tenant; or
- b) Require the return of payments related to the default made under this Contract; or
- c) Apply to any appropriate court, state or federal, for specific performance, in whole or in part, of the provisions and requirements contained herein or for an injunction against any violation of such provisions and requirements; or
- d) Apply to any appropriate court, state or federal, for such other relief as may be appropriate and allowed by law, since the injury to the Tenant or Program Administrator arising from a default under any of the terms of this Contract would be irreparable and the amount of damage would be difficult to ascertain.

Any delay by the Program Administrator in exercising any right or remedy provided herein or otherwise afforded by law or equity shall not be a waiver of or preclude the exercise of such right or remedy. All such rights and remedies shall be distinct and cumulative and may be exercised singly, serially (in any order), or concurrently, and as often as the occasion therefore arises.

SECTION 9 – MISCELLANEOUS PROVISIONS

9.1 Conflict of Interest

Pursuant to HOME regulations at 24 CFR 92.356, no employee, agent, consultant, officer, or elected official or appointed official of the PJ or the Program Administrator, individually known as a "**Covered Person**," that exercises or has exercised any functions or responsibilities with respect to HOME-assisted activities, or who is in a position to participate in a decision-making process or gain inside information with regard to HOME-assisted activities, is eligible to receive HOME assistance under this Program or to have a financial interest in or obtain a financial benefit from any contract, subcontract, or other agreement

with respect to the HOME-funded activities contemplated in this Contract or the proceeds from such activities. This provision applies to both Covered Persons and those with whom they have business or immediate family ties, during their tenure with the PJ or Program Administrator and for one year thereafter. Immediate family ties include (whether by blood, marriage, or adoption) the spouse, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, and in-laws of a Covered Person.

Owner hereby certifies that, to the best of its knowledge and belief, it has no Conflict of Interest associated with participation in this Program. Owner, including the underlying individual owners if the Owner is a corporation, partnership, or other such entity, is not a Covered Person or an immediate family member of a Covered Person and has no business relationships with a Covered Person.

Tenant hereby certifies that, to the best of its knowledge and belief, they have no Conflict of Interest associated with participation in this Program. Neither Tenant nor another member of the household is a Covered Person or an immediate family member of a Covered Person and has no business ties with a Covered Person.

9.2 Assignment

Neither the Owner nor the Tenant may transfer or assign this Contract to any other party without the prior written approval of the Program Administrator. Any approval of assignment will be in the sole discretion of the Program Administrator and, if approved, is contingent upon the assignee assuming all obligations of the assigning party in writing.

If the Owner requests the Program Administrator consent to assign this Contract to a new owner, the Owner shall supply any information as required by the Program Administrator pertinent to the proposed assignment.

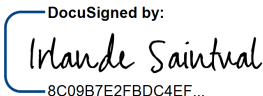
9.3 Entire Contract, Interpretation, and Amendments

- a) The Contract contains the entire agreement between the Owner and Program Administrator and between the Tenant and Program Administrator.
- b) In the event of a question about the meaning or interpretation of any provision, requirement, or term in this Contract, the Contract shall be interpreted and implemented in accordance with all Program requirements, statutory requirements, and HUD requirements, including the HOME program regulations at 24 CFR part 92 and the April 2020 TBRA Memo. The determination of the Program Administrator, who may seek input from PJ and/or HUD as appropriate, will be final.
- c) No changes or amendments may be made to this Contract except those made in writing and signed by all parties hereto.

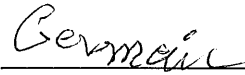
9.4 Headings and Pronouns

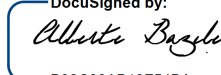
The headings of the paragraphs in this Contract are for convenience only and do not affect the meanings or interpretation of the contents. Where appropriate, all personal pronouns used herein, whether used in the masculine, feminine or neutral gender, shall include all other genders and singular nouns used herein shall include the plural and vice versa.

IN WITNESS THEREOF, the Tenant, Owner, and Program Administrator have indicated their acceptance of the terms of this Contract, including the Exhibits hereto, which are incorporated herein by reference, by their signatures below on the dates indicated.

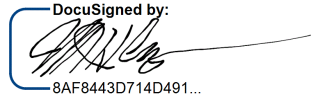
Owner  DocuSigned by: 8C09B7E2F8DC4EF...	Irlande Saintval GOLD KING APARTMENTS LLC Owner	Date: 3/18/2021
Owner/Landlord Representative Signature		

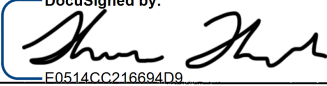
Tenant  Signature	Carola Azor-Germain Tenant	Date:
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Tenant  Signature	Marc Germain Tenant	Date:
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Program Administrator  DocuSigned by: B98C99AB13F54BA...	Alberte Bazile Program Administrator	Date: 3/18/2021
Authorized Representative Signature		

Attest: **City of North Miami, a Florida Municipal Corporation**

Approve as to Form and Legal Sufficiency  DocuSigned by: 8AF8443D714D491...	Jeff P.H. Cazeau, Esq. City Attorney	Date: 3/20/2021
Signature		

DocuSigned by:  E0514CC216694D9	DS 	Theresa Therilus, Esq. City Manager	Date: 3/23/2021
Signature			

DocuSigned by:  BB47A3B4B262402...	Vanessa Joseph, Esq. City Clerk	Date: 3/23/2021
Signature		

EXHIBIT A: PROJECT SPECIFIC INFORMATION

Parties to this Contract		
Program Administrator	City of North Miami	
Owner	GOLD KING APARTMENTS LLC	
Tenant	Carola Azor-Germain & Marc Germain	
Contract Dates		
Contract Start Date:	3/23/2021	Contract End Date: 09/30/2021
Unit & Lease Information		
Unit (Address and Unit #): 13285 NE 6th Ave, Apt 213, North Miami, FL 33161		
Lease Start Date: 11/01/2019		Lease End Date: Month to Month
Contract Rent (total due under Lease): \$1,325.00 per month		
Rental Assistance		
Tenant Contribution: \$ per month		Rental Assistance Payment: \$1,325.00 (Feb)
Rental Assistance from Other Programs		
Is other rental assistance (e.g. Section 8/State/Local funds) received? ☐ Yes ☒ No		
If yes, monthly amount of \$0.00 paid to ☐ Tenant or ☐ Owner from (source):		
Payment Information		
Rent Payable to:	GOLD KING APARTMENTS LLC	
Mailing Address:	13280 NE 6 AVE #100, North Miami, FL 33161	
Electronic Payment Instructions	Financial Institution:	N/A Check wil be issued to Landlord/Owner
	Routing Number:	
	Account Number	
	Account Holder Name:	

EXHIBIT B: EXISTING LEASE

{Attach copy of the Lease for the HOME-TBRA assisted Unit}

RESIDENTIAL LEASE

Apartment-Condominium-House

BY THIS AGREEMENT made and entered into on **11/17/2011** between **Gold King Apartments, LLC.** herein referred to as "Lessor" or "Landlord" and referred to **Carole Azor** as "Lessee" or "Tenant", Lessor leases to Lessee the premises **13285 NE 6th Ave, Apt # N301** in the City of Miami, County of Dade, State of Florida, Zip code 33161 and more particularly described as follows: **Apartment 1/1.**

Together with all appurtenances, for a term of **Seven Month** to commence on, **11/17/2011 and to end on 05/31/2012**

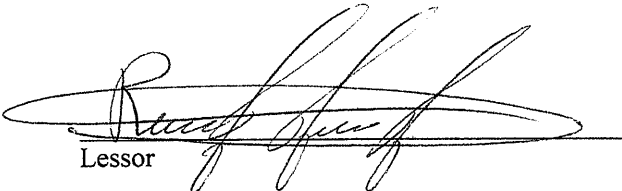
1. **Rent.** Lessee agrees to pay, without demand, to Lessor as rent for demised premises the sum of **(\$5,250.00)** for **Seven Month** which, tenant has to pay **Seven Hundred Fifty Dollars (\$750.00)** per month in advance on the first day of each calendar month at, 13315 N.E.6th Ave., city of Miami, State of Florida, or at such other place as Lessor may designate.
2. **Late Fee.** After the third (3rd) day of the month there will be a **Five Dollar (\$5.00)** per day late fee charged. If the rent is late it will not be considered paid in full until the late fee has been paid. Initial CA
3. **Rent for the month of December \$300.00** Initial CA
4. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor **Three Hundred and Seventy Five Dollars (\$375.00)** receipt of which is acknowledged by Lessor as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him and the provisions hereof.
5. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy demised premises for the agreed term.
6. **Use of Premises.** Lessee shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.
7. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than {4} person(s), consisting of (1) adult(s) only, and (3) child under that age of 18 years, without written consent of Lessor.
8. **Condition of Premises.** Lessee stipulates that he has examined the demised premises, including grounds and all buildings and improvements, and that they are, at this time, in good order, repair and a safe, clean and tenantable condition. Apartment is taken in as in condition.
9. **Assignment and subletting.** Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession, or license to use the premises or any part thereof. Consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be consent to any subsequent assignment, subletting, concession or license. An assignment, subletting, concession, or license without prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.
10. **Alterations and Improvements.** Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes and improvements built, constructed or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease. There is to be no unauthorized changing of front door locks.
11. **Damage to Premises.** If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.
12. **Dangerous Materials.** Lessee shall not keep or have on the premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous by any responsible insurance company.

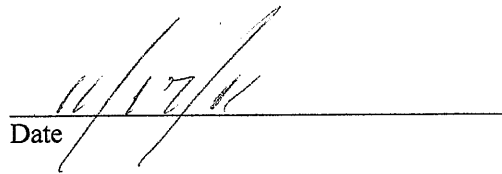
13. **Utilities.** Lessee shall be responsible for arranging for and paying for all utility services required on the premises except that of sewer and trash collection shall be provided by Lessor.
14. **Right of Inspection.** Lessor and his agents shall have the right at all reasonable times during the term if this lease and renewal thereof to enter the demised premises for the purpose and inspecting the premises, extermination and all building and improvements thereon.
15. **Maintenance and Repair.** Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and at his sole expense, shall make all required repairs to the plumbing, range, heating apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste or neglect or that of his employee, family, agent or visitor shall be the responsibility of Lessor or his direction without the prior written consent of Lessor.
16. **Animals.** Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.
17. **Display of Signs.** During the first 0 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.
18. **Subordination of Lease.** This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
19. **Holdover by Lessee.** Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on ___ days written notice served by either Lessor or Lessee on the other party.
20. **Surrender of Premises.** At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements expected. The tenant is responsible for notifying the office in writing by certified mail thirty (30) days prior to moving. If tenant fails to provide (30) day notice, tenant will lose security deposit.
21. **Default.** If any default is made, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any term or condition hereof, the lease at the option of the Lessor, shall terminate and be forfeited, and Lessee may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any such default or breach, and termination and forfeiture of the lease shall not result if within 3 days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.
22. **Abandonment.** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, for a period of at least 15 days Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or any payment of any kind whatever, and may in his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.
23. **Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.
24. **Radon Gas Disclosure.** As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" 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 the building. Additional information regarding radon and radon testing may be obtained from your county public health unit.

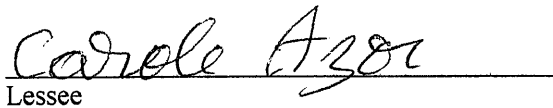
25. **Lead Paint Disclosure.** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property presents exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead 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 seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paints hazards is recommended prior to purchase".

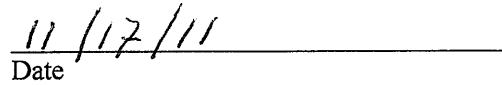
NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.


Lessor


Date

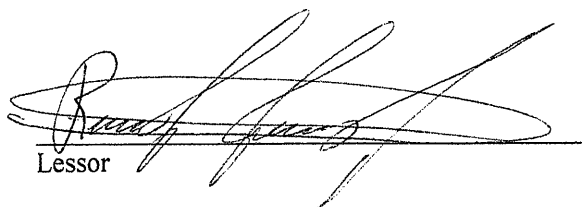

Lessee

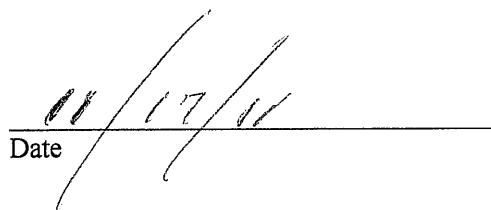

Date

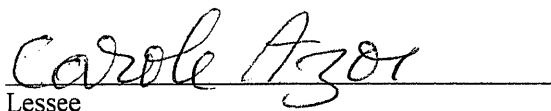
Your "security deposit" is actually a non-refundable cleaning and/or repair expense earned in full by the landlord upon receipt. This amount may be taken by the landlord immediately as working capital, declared as income and/or placed in account(s) with other unrelated funds at the sole discretion of landlord.

The landlord in its sole discretion may provide back to the tenant all, part or none of this "security deposit" amount. Landlord intends, but is not obligated to consider the effort in incurs concerning the leased premises and the condition of the subject rented property at the lease conclusion.

It is specifically agreed by the parties that this provision concerning "security deposit" supersedes any and all other references, and/ or conflicting language concerning same, and it supersedes any and all law, rule, regulation or statute, etc., that may provide to the otherwise.


Lessor


Date


Lessee

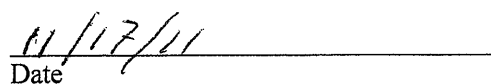

Date

EXHIBIT "A"

- Tenant fully understands that the rent must be paid on the 1st of each month.
- Tenant agrees to pay Five dollars (\$5.00) per day due to late fee, if the rent has not been paid by the 3rd of the month.
- Lessor only gives receipts when rent is paid in full.
- The rent must be paid in money order.
- If Tenant leaves the apartment before the end of the lease, Tenant will lose the Security Deposit, and will be responsible for legal action for the remaining of the lease, and will have no claims against the Landlord.
- The Security Deposit is in order to pay for possible damages in the apartment, at the end of the lease and it cannot be used as a monthly rent payment.
- If at any point a tenant wants to switch to another unit owned by our companies, and the office approves such a switch, there will be a \$300.00 charge. Also if the unit being switched from is not left in the same condition, which was signed, on the move in inspection report, the deposit will not automatically be transferred in full and portions of which will be used to fix such damages. Note: \$200 refundable holding security deposit required. Refundable when old apt keys returned and old apt 100% cleaned out. (Maximum (1) week to return keys/clean apt. or deposit will not be refunded).
- If tenant change front door locks and fail to place back original door locks upon vacating premises \$150.00 will be charged and claim towards security deposit.
- Upon vacating premises tenant is still in possession of said property until keys have been returned. Tenant will be charged and a claim towards security deposit will be issued for each day key has not been returned.
- Lessor is not responsible for damage and/or faulty telephone wiring in any unit. Lessee bears total responsibility and should contact local telephone company for service.

Lessor_____
DateCarole Azor

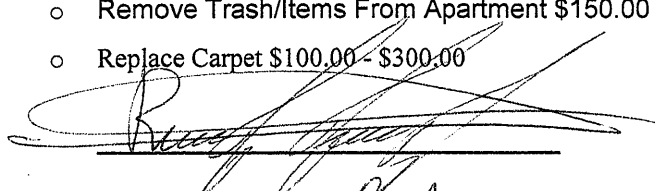
Lessee11/12/11

Date

EXHIBIT "B"

Tenant understands and agrees that while living in the apartment, any of these damages described below will be tenants responsibility and will be charged to tenant. Tenant further understands and agrees that such damages will be corrected within 48 hours:

- Broken Screens \$25.00 (each)
- Broken Jealousy \$10.00 (each)
- Broken Window \$20.00 (each)
- Smoke Alarm \$20.00
- Towel Stick \$10.00
- Broken Faucets \$35.00
- Soap Dish \$20.00
- Tooth Brush Holder \$20.00
- Crank (door/window) \$20.00 (each)
- Broken Kitchen Cabinets \$200.00
- Interior Doors \$50.00
- Closet Doors \$50.00
- Exterior Doors \$200.00
- Bath Sink \$30.00
- A/C Cover \$25.00
- Toilet Seat \$10.00
- Toilet Tank \$40.00
- Toilet Commode \$40.00
- Curtain Rod Bathroom \$15.00
- Holes in Wall \$75.00
- Locks Front Door \$150.00
- Disposal Old Furniture \$150.00
- Stove \$300.00
- Refrigerator \$300.00
- Broken Floor Tiles \$10.00 (each)
- Clean Apartment \$50.00 - \$200.00
- Alter Original White Paint \$100.00 per room
- Clean White Walls \$150.00
- Remove Trash/Items From Apartment \$150.00
- Replace Carpet \$100.00 - \$300.00


 Lessor

Lessee

Lessee

11/17/11
 Date

11/17/11
 Date

Date

Apartment Condition Check List

Lessee Name: _____
 Address: _____
 Apartment Size: _____

Move In Date: _____
 Move Out Date: _____

Living Room – Dining room and Hallways

Front Door & Locks _____
 Patio/Balcony Door _____
 Closets _____
 Lighting _____
 White Walls _____
 Window Coverings _____
 Carpet _____
 Smoke Detector _____
 Ceilings _____
 Door Chime _____
 Mail Key _____

Kitchen

Range _____
 Refrigerator _____
 Cabinets _____
 Counter Tops _____
 Sink & Faucet _____
 Floors _____
 Breaker Panels _____
 Light Fixtures _____
 Drip Panel _____
 Dead Bolt _____

Bedrooms**One****Two**

Ceilings _____
 White Walls _____
 Carpet _____
 Trim _____
 Window blind _____
 Screens _____
 Closet Door _____
 Closet Shelf _____
 Lighting _____

owel Bars _____

Utilities

oap Dish _____
 Water Heater _____
 Air Condition _____
 A/C Filter _____

Bathrooms**One****Two**

Door / Locks _____
 Ceilings _____
 White Walls _____
 Floors _____
 lighting _____
 Medicine cab _____
 Lavatory & faucets _____
 Commode _____
 Bathtub & faucet _____

Paper Holder _____

Fans _____
 Shower Rod & Head _____
 Vanity & Top _____

Tenant states and represents that the said apartment, on this date, was as here represented. Tenant further states that he/she maintains the premises in a safe and proper condition.

Carole Agor
 Lessee

11/17/11
 Date

 Lessee

 Date

ADDENDUM ONE (1) TO LEASE
CRIME FREE DRUG-FREE HOUSING

In consideration of the execution or renewal of a lease of the dwelling unit identified in this lease, manager/owner and resident agree as follows:

1. Resident, any members of the resident's household, or guest or the person under the resident's control, shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act[21 U.S.C. 802]).

2. Resident, any member of the resident's household, or a guest or any other person affiliated with the resident, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the premises.

3. Resident or members of the resident's household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or guest.

4. Resident or members of the resident's household or a guest, or another person under the resident's control shall not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or off dwelling unit, premises or otherwise.

5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution as defined in FSS 796, criminal street gang activity as defined in FSS 874 and, assault (threatening by word or act) as prohibited by FSS 784.011, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of lease agreement that otherwise jeopardizes the health, safety and welfare of other residents or involving imminent serious property damage, as defined in FSS 83.52.

6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under FSS 83.56. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. (The definition of the "preponderance of the evidence" according to the Black's Law Dictionary is evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which is as a whole shows that the fact sought to be proved is more probable than not).

7. In case of conflict, between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. If any part of this addendum is unenforceable, it does not nullify the whole document.

9. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between owner/manager and resident.

Lessor

Lessee

Lessee

Date

Date

Date

ADDENDUM TWO (2) TO LEASE

RENTERS INSURANCE POLICY

Because your personal possessions mean more to you than to anyone else, we want to urge you to protect your belongings with some type of renters insurance. A renter's policy would insure your possessions against fire, theft, water damage such as floods and other claims. In addition, you would be protected against any lawsuit or liability claim from your landlord, guests, and visitors.

We are sure that you would much rather pay a reasonable premium annually for this type of insurance than run the risk of a possible lawsuit that could amount to thousands or more. Please contact an insurance company to receive further information.

We strongly recommend all residents purchase renters insurance.

I presently have coverage with _____

Lessee: _____ Lessee: _____

I do not have coverage at this time. I realize that I am personally responsible for all damages to my apartment and possessions by my family, guests or visitors. I will personally and financially assume that responsibility.

Lessee: Carole Azor Lessee: _____

ADDENDUM THREE (3) TO LEASE
VEHICLE

This is to certify that I understand I must have a license plate on my car and the car must be in working condition to be able to park my car on the premises. If the car does not have a license plate, a parking sticker from the office or is not in working condition, the car will be towed at my expense.

I have 1 cars in my possession and will abide by the above stated rules.

Car Information:

Make: _____ Model: _____

Tag #: _____ Decal Assigned: _____

Make: _____ Model: _____

Tag #: _____ Decal Assigned: _____

Carole Azor
Lessee

11/17/11
Date



January 21, 2021

To whom it may concern,

This letter certifies that Mrs. Carola Azor-Germain was hired on a provisional basis as a Nursing Assistant at Pines Nursing Home on November 11, 2020. As of February 11, 2021, she will no longer be eligible to be employed at Pines Nursing Home. Mrs. Azor-Germain's position is dependent on her being a Certified Nursing Assistant with the State of Florida. However, due to the current pandemic the state licensing board is backed up and Mrs. Azor-Germain is unable to complete the final process of her certification.

If you have any questions, feel free to contact me at (305)893-5000 ext. 12.

Sincerely,

A handwritten signature in black ink, appearing to read 'Xiomara Jimenez', is written over a horizontal line.

Xiomara Jimenez
Human Resources

10000 NW 12 AVE
MIAMI FL 33109

Social Security Administration
Supplemental Security Income
Notice of Change in Payment

Date: November 29, 2020
BNC#: 20SI679K42001 AI

000000 000000 1 AB 840 CNEA TEB P
CILA MM 1122 668 2051579K42001
MARC A GERMAIN
13285 NE 6TH AVE
APT 5408
NORTH MIAMI FL 33161-4060

We plan to increase your monthly Supplemental Security Income (SSI) payment from \$523.00 to \$534.00 beginning January 2021. The amount will change because the cost of living increased during the past year. You will continue to get the new amount each month unless there is a change in the information we use to figure your payment.

The rest of this letter explains more about your SSI payments. It also tells you how to find affordable health care.

When You Will Receive Your Payments

Your bank or other financial institution will receive your monthly payment of \$454.60 around January 1, 2021, and on the first of each month after that.

Information About Your SSI Payments

- As we told you before, we are withholding part of your payment to get back money you were overpaid. Starting January 2021, we will raise the amount withheld from your payment from \$78.30 to \$79.40. Therefore, you will receive a payment for \$454.60 instead of \$534.00. After January 2021 there will be \$5,560.30 left on your overpayment.
- The \$79.40 we will withhold is 10 percent of your SSI money plus any other money we use in figuring your SSI. We will withhold more than we have before because your SSI money plus any other money we now use in figuring your SSI is more. If you want us to withhold more or less, please call or visit your Social Security office.

See Next Page

11/29/2020

Page 3 of 5

Things You Should Know

- You may use this letter when you need proof of your SSI payment amount for other assistance programs such as food assistance, rent subsidies, energy assistance, medical assistance, bank loans, or for other purposes. However, if you get another letter saying your SSI payment is changing again, use that letter instead.
- We may match computer records and share information with other Federal, State, or local government agencies. Agencies use this information to see if a person qualifies for benefits. The law allows us to use computer matching even if you do not agree.

If You Disagree

If you disagree with this decision, you have the right to appeal. A person who did not make the first decision will decide the appeal. We call this appeal a reconsideration. When you appeal, we review your entire case, even the parts with which you agree. We consider any new facts we have and then make a new decision. The new decision could be more favorable, less favorable, or the same as the one you already have.

Time To File An Appeal

- You have 60 days to file an appeal in writing.
- The 60 days start the day after you receive this letter. We assume you received this letter 5 days after the date on the letter.
- You must have a good reason for waiting more than 60 days to file an appeal.

How To Appeal

You can file an appeal with any Social Security office. You must request the appeal in writing. Please use our "Request for Reconsideration" form, SSA-561-U2, which is available on our website at www.ssa.gov on the Internet. The fastest and easiest way to file an appeal is to visit www.ssa.gov/benefits/disability/appeal.html online. You can also contact us by phone, by mail, or come into the office to obtain the form. If you need assistance, we can help you fill out the form.

There are 2 types of appeals. In most cases, you can choose the one you want.

- **Case Review:** You will not meet with the person who decides your case. You have a right to review the facts in your file. You can give us more facts to add to your file. Then we will decide your case again. This is the only kind of appeal you can have for a medical decision.

GOLD KING APTS

13280 NE 6th Ave #100
North Miami, FL, 33161
(305)981-2609

LANDLORD VERIFICATION

Tenant (s) Name: CAROLE AZOR GERMAIN & MARC AURELE GERMAIN

Address: 13289 N.E. 6th AVE # S408
NORTH MIAMI, FL 33161

Property Name: GOLD KING APARTMENT

Landlord / Manager: IRLANDE OFFICE MANAGER

Date of Verification: MARCH 18TH, 2021

How long at this address: 11/01/2019 PRESENT
From: To:

Monthly Rent: \$1300.00 Apt Size: 2/2

Number of people in apt: adult's (5) children (1)

Additional Comments: Please call the office if you have any questions at
305-981-2609 Monday- Thru - Friday 8:00 A.M. To 6:00 P.M.

Manager/Office Representative

(305)981-2609 Office

(305)981-2608 FAX