

This Apartment Rental Contract is a lease between the Owner of the Apartment Community and the Residents who are leasing the apartment. The General Provisions of the lease which follow the signatures at the bottom of this page and any separate addenda signed by the parties are incorporated into and become part of this lease. Paragraph numbers on this page correspond to paragraph numbers in the General Provisions.

Lease Date: December 13, 2023

Management: Crimson Management LLC

☐ Owner ☒ Management Co. as agent for Owner

Apartment Community Name: BW Logan LLC

Apartment No.: 292

Apartment Address: 249 Meadows Drive, Loganville, GA 30052

Residents/Tenants: Shawn Leftwich

Other Occupants
of Apartment:

COPY

Par. 1. Lease Term: 12 Months and 19 Days

Beginning Date: 12/13/2023

Ending Date: 12/31/2024

Par. 3. Rent Due Monthly: \$ 1350.00

Pro Rated Rent Due at Lease Signing: \$ 855.00

Dates of Prorated Rent: 12/13/2023 to 12/31/2023

Month to Month Fee: \$ 100.00

Rent is Payable to: The Mews Apartments

Par. 4. Late Fees and Insufficient Funds Fees:

Date on Which Rent Is Late: 5

Amount of Late Fee: \$ 45.00 or _____ % of Rent

Returned or Insufficient Check Fee: ☒ Service Fee of \$ 35.00 or ☐ 5% of Amount of Check plus ☐ Bank Service Fee of \$ _____ (amount charged by bank to management for charge back)

Par. 5. Re-Key Lock Charge: \$ _____

Non-refundable Lease Fee: \$ _____

Security Deposit: \$ 500.00

Bank Name: Ameris Bank - Atlanta (Where Security Deposit Kept)

Par. 6. How Much Notice Required To Non-Renew Lease Prior To End of Initial Lease Term: 30 Days

Renewal Period ☐ Month to Month (1 month at a time) Renewal ☐ Bi-Monthly (2 months at a time) Renewal

Notice Required to End Renewal ☐ 30 days to end Month to Month Renewal ☐ 60 days to end Bi-Monthly Renewal

Period: ☐ 30 days to end Month to Month Renewal ☐ 60 days to end Bi-Monthly Renewal

Par. 7. Early Termination Option: Amount of Notice Required for Electing Early Termination: 30 Days Written Notice

Par. 9. Disclosure Notice of Owner or Managing Agent and Equal Housing Opportunity Policy

Name of Managing Agent or Owner: CRIMSON MANAGEMENT

Address of Agent Authorized to

Manage Apartment Community: 5855 Sandy Springs Circle #130 Sandy Springs GA 30328

Name of Owner or Registered Agent

Authorized to Receive Notices and Lawsuits: CRIMSON MANAGEMENT

Address of Owner or Registered Agent

Authorized to Receive Notices and Lawsuits: 5855 Sandy Springs Circle #130 Sandy Springs GA 30328

Corporate Name of GREC Licensee: CRIMSON MANAGEMENT

GREC Corporate License No.: _____

Par. 17. Flood Disclosure: ☒ Not Applicable ☐ Apartment has been flooded previously

Par. 34. Special Stipulations: EXHIBIT A - "CRIMSON MANAGEMENT - COMMUNITY POLICIES" (ATTACHED)

EXHIBIT B - "MOLD AND MILDEW ADDENDUM" (ATTACHED) EXHIBIT C - "FIRE EXTINGUISHER

ACKNOWLEDGMENT" (ATTACHED) EXHIBIT D - "COMMUNITY POLICES FOR PETS ADDENDUM" (ATTACHED)

EXHIBIT E (ATTACHED) - "RENTER'S INSURANCE ADDENDUM" EXHIBIT F (ATTACHED) - BED BUG

ADDENDUM EXHIBIT G (ATTACHED) GARAGE OR STORAGE RENTAL ADDENDUM

Signatures of Parties:

Management:

CRIMSON MANAGEMENT LLC

Name of Owner or Management Company

By: _____

Signature of Owner or Management Company

As: _____ (Title)

Residents:

Resident: Shawn Leftwich

(Resident Signature)

Resident: _____

(Resident Signature)

Resident: _____

(Resident Signature)

Resident: _____

(Resident Signature)

OFFICE OF THE CLERK,
COURT OF THE UNITED STATES
WASHINGTON, DC 20543-0001
OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE \$300

RALEIGH NC 275
26 FEB 2024 PM



FIRST-CLASS MAIL

02/20/2024
US POSTAGE \$000.64

US Official Mail
\$300 Penalty
For Private Use
ZIP 20543
047611120601

276 NEE 1 C2310002/27/24
NOTIFY SENDER OF NEW ADDRESS
LEFTWICH, SHAM
PO BOX 1115
LOGANVILLE GA 30052-1115
EC: 30052111515 *8131-02669-20-44

中國醫藥報

City of Loganville
PO Box 39
Loganville, GA 30052
(770) 466-1165

DATE : 12/13/2023 10:53 AM
OPER : KJ
TKBY : Kayla Phillips
TERM : 3
REC# : R00152707

General - MISC General 225.00
Fund - Miscellaneous Receipts
SHAWN LEFTWICH 225.00
292 MEADOWS DR 225.00

Paid By: SHAWN LEFTWICH
Cash 225.00 REF: CASH

| | |
|----------|--------|
| APPLIED | 225.00 |
| TENDERED | 225.0 |
| CHANGE | 0.00 |