



RESIDENTIAL LEASE

This Lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred in the singular whether one or more) on the following terms and conditions:

PARTIES

TENANT(S): _____

List other occupants who are not tenants, such as minor children, in Special Conditions.

LANDLORD: Teronomy Builders, Inc

Address: N7152 Bowers Road Elkhorn, WI 53121

LANDLORD'S AGENT for maintenance, management, service of process and collection of rent -
(Note in "Special Conditions" if more than one agent): Macie Hill- Property Manager

Address: N7152 Bowers Road Elkhorn, WI 53121

PREMISES

PREMISES Street Address: _____

City/State/Zip: Elkhorn, WI 53121

Apartment/Unit/No.: _____

RENTAL TERM

First Day of Term: _____ Last Day of Term: _____ at 11 am

~~This Lease is only for the stated term and is NOT automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term.~~

RENT

Rent Amount \$ _____ per _____ installment _____ due on or before the
_____ 1st (first) day of each _____ Month Rent Installments shall be made payable to
(Landlord) (~~Landlord's Agent~~) **STRIKE ONE** and mailed or delivered to (Landlord)
(~~Landlord's Agent~~) **STRIKE ONE**. ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY
AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS
LEASE.

UTILITIES

In addition to Rent, Tenant must pay all utility charges that are separately metered or subject to
cost allocation, as follows: **CHECK AND COMPLETE AS APPLICABLE**

Utility Charges	Electric	Heat	Water	Unit Gas	Air Conditioning	Hot Water	Sewer	Trash/ Recycling
Included in Rent		x	x	x	x	x		x
Separately Metered	x							
Cost Allocation *								

* Explain in Special Conditions or in an addendum if additional room is needed.

Tenant's failure to timely pay utility bills for which Tenant is responsible is a breach of this Lease.

SECURITY DEPOSIT

Tenant shall pay a security deposit in the amount of \$ _____ upon execution
of this Lease, to be held by _____ Teronomy Builders, Inc.

Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to
Tenant's last known address within 21 days after Tenant vacates the Premises as established in
Wis. Stat. § 704.28(4). Tenant is responsible for giving Landlord his/her new address. When
Tenant vacates the Premises Tenant shall return, or account for, any of Landlord's property held
by Tenant, such as keys, garage door openers, etc.

SPECIAL

Rent shall be paid in _____ equal installments excluding the total due at

CONDITIONS

move in. Rent includes trash, recycling, water and sewer.

CHECK-IN SHEET	Tenant acknowledges when Tenant commences occupancy of the Premises, Landlord must provide a check-in sheet that Tenant may use to comment about the condition of the Premises. Tenant has seven days from the date Tenant commences occupancy to complete the check-in sheet and return it to Landlord.
LANDLORD'S RIGHT TO ENTER	Landlord may enter the Premises, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage.
MITIGATION	If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Lease through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in rerenting the Premises.
ABANDONMENT	If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in Landlord's sole discretion, deem that Tenant has removed from the Premises and proceed to rerent the Premises.
PERSONAL PROPERTY	Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)].
SALE OF PREMISES	Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this Lease are expressly released by Tenant. The new owner of the Premises shall be solely responsible for the Landlord's obligations under this Lease.
LEAD-BASED PAINT PROVISIONS	(If Premises is "target property" constructed before 1978) Tenant has received, read and understands Landlord's lead based paint (LBP) disclosures and the <i>Protect Your Family From Lead In Your Home Pamphlet (Pamphlet)</i>. Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify Landlord in writing if Tenant, Tenant's guests or any other occupant observes any conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet.
TENANT RULES & OBLIGATIONS RESIDENTIAL USE REPUTATION	During the term of this Lease, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows: <ol style="list-style-type: none"> 1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family. 2. To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.
INSURANCE HAZARD	<ol style="list-style-type: none"> 3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under the property and casualty insurance policies on the Premises and the building wherein the Premises are located.
NOISE	<ol style="list-style-type: none"> 4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located.
PETS	<ol style="list-style-type: none"> 5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.
GOVT. REG.	<ol style="list-style-type: none"> 6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the Premises.
MAINTENANCE	<ol style="list-style-type: none"> 7. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.
SUFFICIENT HEAT	<ol style="list-style-type: none"> 8. To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
IMPROVEMENTS	<ol style="list-style-type: none"> 9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following: <ol style="list-style-type: none"> a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard. b. Alter or redecorate the Premises.

c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.

d. Attach or affix anything to the exterior of the Premises or the building in which it is located.

GUESTS

10. To NOT permit any guest or invitee to reside in the Premises for more than three consecutive days without prior written consent of Landlord.

NEGLIGENCE

11. To be responsible for all acts of negligence or breaches of this agreement by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.

SUBLETTING

12. To NOT assign this Lease, sublet the Premises or engage in any other short-term or vacation rentals of the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Lease.

VACATION OF PREMISES

13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.

CRIMINAL ACTIVITY

14. To NOT engage in, or allow any guest or invitee to engage in, any criminal activity that threatens the health, safety or right to peaceful enjoyment of other tenants, persons residing in the immediate vicinity of the Premises, or Landlord or an agent or employee of Landlord; and to NOT engage in any drug-related criminal activity on or near the Premises. Such conduct may result in Tenant's immediate eviction upon 5 days' notice, but not if Tenant or someone lawfully residing with Tenant is the victim of that crime.

RULES

Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.

NOTICE OF DOMESTIC ABUSE PROTECTIONS

(1) As provided in § 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

(a) A person who was not the tenant's invited guest.

(b) A person who was the tenant's invited guest, but the tenant has done either of the following:

1. Sought an injunction barring the person from the premises.

2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.

(2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in § 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

(3) A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

DAMAGE BY CASUALTY

If the Premises are damaged by fire, flood or other casualty to a degree that renders the Premises untenantable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains, rent abates to the extent Tenant is substantially deprived of normal use and occupancy of the Premises or the damage materially affects Tenant's health or safety, until the Premises are restored. If repairs are not made, this Lease shall terminate. If the Premises are damaged to a degree that does not render them untenantable, Landlord shall repair them as soon as reasonably possible.

CODE VIOLATIONS AND CONDITIONS AFFECTING HABITABILITY

Unless disclosed to Tenant before entering this Lease and accepting any earnest money or security deposit, and stated in Special Conditions or an Attachment to this Lease: (1) Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected; and (2) none of the following conditions adversely affecting habitability are present on the Premises: no hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67° F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions substantially hazardous to Tenant's health or safety or that create an unreasonable risk of personal injury through the reasonably foreseeable use of Premises by Tenant.

SMOKE DETECTOR NOTICE

Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall maintain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law.

ELECTRONIC COMMUNICATIONS

Landlord and Tenant agree to the use of electronic documents, e-mail and electronic signatures to the extent not prohibited by federal or Wisconsin law. Tenants must first consent electronically, as required by federal law, and provide their email addresses below. Landlord and Tenant agree that Landlord may provide the following electronically: (1) a copy of this Lease and any related attachment or document; (2) a security deposit and any documents related to the accounting or disposition of the security deposit and refund; (3) any promise made by Landlord prior to entering into this Lease to clean, repair, or otherwise improve the Premises; and (4) an advance notice to enter the Premises to inspect the Premises, make repairs, show the premises to prospective tenants or purchasers, or comply with applicable laws and regulations. Default or eviction notices cannot be given electronically.

AGENCY NOTICE

Tenant understands that any property manager, rental agent or employees thereof represent Landlord.

SEX OFFENDER NOTICE

Tenant may obtain information about the Sex Offender Registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

SPECIAL CONDITIONS

See all Non-Standard Rental Provisions as attached - Schedule 1-6. See Schedule 1 for total cost due at time of move in/renewal as well as utility allocation. Services are subject to change.

Attachments checked below are attached to this Lease and incorporated herein by reference.

ATTACHMENT	Check	ATTACHMENT	Check
Guarantee/Renewal/Assignment/Sublease	<input checked="" type="checkbox"/>	Nonstandard Rental Provisions	<input checked="" type="checkbox"/>
Rules and Regulations	<input type="checkbox"/>	Promises to Repair	<input type="checkbox"/>
Smoke and Carbon Monoxide Detector Notice	<input checked="" type="checkbox"/>	Code Violations	<input type="checkbox"/>
Lead-Based Paint Disclosure & Pamphlet	<input type="checkbox"/>	Real Estate Agency Disclosure	<input type="checkbox"/>
Amendment	<input type="checkbox"/>	Utilities Cost Allocation	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Other: See Schedule 1-6	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>

(x) _____
 Landlord's/Property Manager's Signature ▲ Print Name Here ► Macie Hill Date ▲

Landlord/Property Manager email address: macie@teronomy.com

(x) _____
 Tenant's Signature & email address ▲ Print Name Here ► Date ▲

(x) _____
 Tenant's Signature & email address ▲ Print Name Here ► Date ▲

(x) _____
 Tenant's Signature & email address ▲ Print Name Here ► Date ▲

(x) _____
 Tenant's Signature & email address ▲ Print Name Here ► Date ▲



NONSTANDARD RENTAL PROVISIONS

Tenant must initial or sign each relevant provision. Landlord should sign at the bottom of this form.

1 Tenant must initial or sign each relevant paragraph regarding the rental agreement for: _____
2 _____ ("Premises").

3 **UTILITIES PAYMENT UPON SURRENDER**

4 In the event Tenant is responsible for payment of municipal utilities, Tenant agrees to pay said utilities in a timely
5 manner, prior to any penalties being assessed, and to present a paid "final" receipt to Landlord. In the event Tenant
6 does not pay said bills in a timely manner, or does not present a final receipt, when Tenant vacates the Premises,
7 Landlord may, at its option, contact the utility provider, obtain the balance and pay the amount due. Tenant specifically
8 agrees to reimburse Landlord for the daily charge of \$10.00 plus a service charge of \$50.00 for each utility
9 provider. Landlord must contact to obtain the balance and pay the amount due. Tenant specifically authorizes
10 Landlord to deduct any such amounts and charges from Tenant's security deposit.

11 Tenant Initials or Signature(s): _____
▲ Date

12 **PET DAMAGE**

13 Tenant acknowledges Tenant is not authorized to have a pet on the Premises. In the event a pet enters the Premises at
14 any time, for any length of time during the tenancy, costs to repair soiled carpets (removal of urine and feces stains and
15 odor) and pest extermination (e.g. fleas) expenses are considered Tenant damage, waste or neglect of the Premises,
16 beyond normal wear and tear. Tenant agrees to pay costs of said carpet repair and/or exterminating, and specifically
17 authorizes Landlord to deduct charges for same from Tenant's security deposit if Tenant does not pay before Tenant
18 vacates the Premises and the security deposit is returned. Nothing herein shall be construed as an authorization for
19 Tenant to keep a pet on the Premises without written permission.

20 Tenant Initials or Signature(s): _____
▲ Date

21 **AUTHORIZATION TO ENTER FOR REPAIRS**

22 In the event Tenant requests maintenance or repair services inside the Premises, without specifying that Landlord must
23 contact Tenant before performing such repairs or maintenance and without specifying a proposed time for maintenance
24 or repair personnel to enter the unit, Tenant's request for such repairs or maintenance shall automatically be considered
25 authorization for Landlord or its designated contractors to enter the Premises without further notice to Tenant as follows:

26 — CHECK LINE 27 OR 29 AND COMPLETE AS APPLICABLE —

27 Landlord's maintenance and repair personnel may enter the Premises during reasonable business hours, and
28 within a reasonable time from when the repairs or maintenance are requested.

29 _____
30 _____

31 Tenant Initials or Signature(s): _____
▲ Date

32 **OTHER** Specify: The term of this lease shall be for the term described on page 1.
33 Upon expiration this lease shall automatically continue on a Month to Month
34 basis at \$250 above market rates unless a new agreement is signed or either
35 party provides a written 60 day notice in accordance to the expiration date.

36 _____
37 Each renter is responsible for 1/3 of the total lease amount and their
38 proportion share of electric utilities.

39 Note: Please recognize that unit A is the Teronomy's Builders, Inc's office.
40 Please respect the rights and personal property of other Unit B renters.

41 Tenant Initials or Signature(s): _____
▲ Date

42 **LANDLORD:** _____
Macie Hill, Property Manager ▲ Date

Drafted By Attorney Debra Peterson Conrad
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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

SMOKE AND CARBON MONOXIDE DETECTORS

1 This Notice is given with respect to the residential lease, rental contract or tenancy with respect to the Premises at _____
2 _____
3 _____ (state address and apartment/unit/room number).

Smoke kills more people in residential fires than the flames. Smoke alarms detect the presence of smoke even before you can see it or smell it, especially when flames might not be in your line of sight.

4 **SMOKE DETECTORS:** The building owner (Landlord) shall install functional smoke detectors in the Premises and in
5 any common areas, as required by law. If the occupant of such Premises (Tenant), or any government inspector, gives
6 written notice to Landlord that a smoke detector is not functional, Landlord shall provide, within 5 days after receipt of
7 the notice, any maintenance necessary to make that smoke detector functional.

8 **Tenant Responsibilities:** Tenant shall maintain the smoke detectors in the Premises. Upon discovery that a smoke
9 detector in the Premises requires maintenance, Tenant agrees to immediately either provide any maintenance
10 necessary to make that smoke detector functional or provide Landlord with written notice regarding the required
11 maintenance.

Carbon monoxide is a gas created by incomplete burning of fuels. Carbon monoxide is colorless, odorless and tasteless, but highly toxic. It can build up over time, with unrecognized symptoms such as headaches, nausea, disorientation, or irritability eventually building to unconsciousness and fatal poisoning. Carbon monoxide alarms warn of the gas before it reaches dangerous levels. Examples of some carbon monoxide sources are garages, heaters, fireplaces, furnaces, appliances or cooking sources using coal, wood, oil, kerosene, or other fuels. Electric appliances are not carbon monoxide sources.

12 **CARBON MONOXIDE DETECTORS:** The building owner (Landlord) shall install functional carbon monoxide (CO)
13 detectors in the Premises and in any common areas, as required by law. Any CO detectors in the Premises shall be
14 maintained by Landlord if the Premises is in a building with three or more units. If the occupant of such Premises
15 (Tenant), or any government inspector, gives written notice to Landlord that a CO detector is not functional or has been
16 removed, the Landlord shall repair or replace the nonfunctional or missing CO detector within 5 days after receipt of the
17 notice.

18 **Tenant Responsibilities:** shall maintain the CO detectors in the Premises if the Premises is in a one- or 2-
19 family dwelling. Upon discovery that a CO detector in the Premises requires maintenance, Tenant agrees to
20 immediately either provide any maintenance necessary to make that CO detector functional (if in a one- or 2-family
21 dwelling) or provide Landlord with written notice regarding the required maintenance.

22 **READING/UNDERSTANDING:** By signing and dating below, each Tenant acknowledges they have received and
23 carefully read this Notice.

24 (X) _____
25 Tenant's Signature ▲ Print Name ► Date ▲

26 (X) _____
27 Tenant's Signature ▲ Print Name ► Date ▲

28 (X) _____
29 Tenant's Signature ▲ Print Name ► Date ▲

30 (X) _____
31 Tenant's Signature ▲ Print Name ► Date ▲

32 (X) _____
33 Landlord/Agent's Signature ▲ Print Name Here ► Macie Hill, Property Manager Date ▲

ADDENDUM D - ELECTRONIC DOCUMENT DELIVERY

1 This Addendum pertains to the ~~(Offer to Purchase)~~ ~~(Listing Contract)~~ ~~(Buyer Agency Agreement)~~
2 (Other [specify]: **Residential Lease Agreement**) the ("Form")
3 [STRIKE AND COMPLETE AS APPLICABLE] dated _____, for a
4 transaction relative to the following Property: Teronomy Builders Inc.

5 _____
6 [leave blank for a buyer agency agreement unless a specific property has been identified].

7 ■ **E-MAIL DELIVERY:** The undersigned parties agree that the delivery standards and definitions
8 set forth in the Form are supplemented to add delivery of documents or written notices relating to
9 the Form by e-mail. E-mail delivery of documents and written notices is effective upon the
10 electronic transmission of the document or notice to the e-mail address specified below for the
11 party.

12 If this is a consumer transaction whereby the property being purchased is used primarily for
13 personal, family or household purposes, each consumer (buyer, seller, etc.) has consented
14 electronically to the use of electronic documents, e-mail delivery, and electronic signatures in the
15 transaction, as required by federal law.

16 Tenant's Initials: _____ Electronic Consent Given: Yes

17 Tenant's e-mail address for delivery of electronic documents: _____

18 Tenant Name ▶ _____

19 Tenant's Initials: _____ Electronic Consent Given: Yes

20 Tenant's e-mail address for delivery of electronic documents: _____

21 Tenant Name ▶ _____

22 Tenant's Initials: _____ Electronic Consent Given: Yes

23 Tenant's e-mail address for delivery of electronic documents: _____

24 Tenant Name ▶ _____

25 Agent for Owner Initials: _____

26 Agent for Owner e-mail address for delivery of electronic documents: macie@teronomy.com

27 Agent for Owner ▶ Macie Hill Property Manager

INFORMATION & FEE SHEET
Schedule 1 - Non-Standard Rental Provisions

Legal Address of Rental Property: _____

Tenants: _____

START _____

END _____ **at 11am**

Recurring Installment	
Base Rent	\$0.00
Water/Sewer/Trash/Recycling	\$0.00
Pet Rent	\$0.00
Additional Parking	\$0.00
Other	\$0.00
Other	\$0.00
Recurring Installment Total:	\$0.00
Prorated Installment:	\$0.00

One Time/Move In Fees	
Application Fees	\$0.00
Earnest Money	\$0.00
Non-Refundable Pet Fee(s)	\$0.00
Annual Rental Administration Fee	\$0.00
Other:	\$0.00
Additional Security Deposit	\$0.00
Security Deposit	\$0.00
Total Due at Move In:	\$0.00

Payment of Rent: Rent is to be paid each month by using our online payment portal.

Storage Unit: _____ 0

Default Parking Stall: _____

Parking Permit(s): _____

Add'l Assigned Stalls: _____

Total Number of Vehicles: _____

Please note that you may rotate all of your vehicles in this space(s), but they must be registered with the property and be operational in order to avoid ticketing and towing. Please affix the sticker to the back window, passenger side on the lower right corner.

Total Number of Pets in the Home: _____ 0

Permit #	Name	Type/Breed	Color

Failure to abide by Schedule 5 - Pet Addendum can result in eviction proceedings. Maximum of 3 pets per apartment.

FEE SCHEDULE

LATE FEES: Recurring installment is due on the 1st of every month. Grace period is through the 2nd at 11pm (CST). Initial late fee is **\$50** for the first day late and **\$10** for each day thereafter through the day that rent is paid. NSF's are subject to ALL late fees.

NSF / Returned Payment Fee:	\$40.00
If payment is returned more than 2 times, certified funds will be required as payment of rent. Late Fees apply for any returned payments.	
Lock Change/Lost Key Replacement:	\$55.00
Locks will only be changed if agreed to in writing by all Tenants on the lease. \$250 fee for after hours lock outs. Proof of residence required.	
Replacement Pool Swipe Card/Key:	\$55.00
Replacement Key Fob	\$75.00
Replacement Garage Remotes:	\$55.00
Trash/Large Item Pick Up (per item):	\$25 - \$50
Smoking in Unit or Common Area (per incident):	\$200.00
Littering (per incident):	\$50.00
False Fire Alarms:	\$200.00
Furnace Filters:	\$25 - \$50
Range Hood Filters:	\$55.00

Services included in rent are subject to change.

Failure to Pick Up After Pet:	\$200.00
Pet off Leash:	\$200.00
Driving/Parking on the Grass:	\$200.00
Early Termination Fee (See Schedule 2)	
Equal to One Recurring Installment of Base Rent	
The Early Termination Fee listed above DOES NOT substitute your responsibility to pay rent through the expiration date of the contract. Rent & additional charges are due as of the 1st of each month in accordance to the contract until the apartment has been re-rented. Upon re-rental the Early Termination Fee is due via certified funds. Please see Schedule 2, LEASE OBLIGATIONS, Paragraph #A, B, & C for the effect of notice, possession, and legal obligations to the fees.	
Transfer Fee (See Schedule 2)	\$500.00
Transfer fees are applicable during an existing lease only. No transfers before 6 months in current apartment.	
Lease Violation	\$200.00
Plus damages if applicable.	

_____ Tenant Signature	_____ Date	_____ Tenant Signature	_____ Date	_____ Tenant Signature	_____ Date
_____ Tenant Signature	_____ Date	_____ Tenant Signature	_____ Date	_____ Tenant Signature	_____ Date
_____ Agent for Owner	_____ Date				

1. LEASE OBLIGATIONS

A NOTICE NECESSARY TO TERMINATE A RESIDENTIAL LEASE

In accordance with Wis. Stat. §704.19(1-7) Tenant(s) must give Landlord a written notice of intent to vacate not less than SIXTY (60) days prior to the ending date of this Lease Agreement as defined on NSRP Schedule 1. For example, notice to vacate premises September 28th would require written notice to be received on or before July 28th. If received after August 1st, the notice will not go into effect until the 1st (first) of the following month, holding resident(s) responsible for rent through October 28th. The full term of the lease agreement must be fulfilled to be a proper notice to vacate.

B EFFECT OF NOTICE

If a notice is given as required in Para. #A above, the Tenant(s) is not entitled to possession or occupancy of the premises after the date of termination and will be subject to double daily rent for each day the tenant(s) occupy the premises after the date of termination as specified in the submitted notice to vacate. See Wis. Stat. §704.19(8) & §704.27.

C TERMINATION PRIOR TO SCHEDULED LEASE EXPIRATION

If Tenant(s) terminate prior to the term of the lease agreement for any reason, the Tenant(s) shall be obligated to pay rent including additional charges per the lease agreement until the lease expires or a new Tenant is found to rent the apartment and it begins producing revenue, whichever occurs first. Tenant(s) will be required to repay any move-in concessions given at the time of move-in and if the apartment is successfully re-rented prior to the scheduled lease expiration date, the Early Termination Fee applies as sighted on **Schedule 1 - Info & Fee Sheet**. Utilities must continue in Residents name and to be paid in a timely manner until the lease expires or a new Tenant is found to rent the apartment.

D MOVING AND TRANSFERS

Moving of Tenants in or out will be permitted only between the hours of 8:00a.m. and 10:00p.m. Should a Tenant transfer from one apartment to another during a lease term, a **\$500.00** transfer fee will be charged. Tenant will also be responsible for any cleaning and/or damage to their current unit. A SIX (6) month stay in the initial unit and a SIXTY (60) day notice to vacate is required before a transfer will be approved. Approved transfers are at the discretion of management.

E NOISE

Tenant's family and guests shall have due regard for the comfort and enjoyment of all Tenants in the apartment community. Televisions, stereos, radios, musical instruments, washing machines, dryers, vacuuming, treadmills, etc. will not be played/performed/used at such a volume or time that can be heard outside the apartment or that will disturb other Tenants. Please be aware that quiet time starts at 10:00pm and continues through 8:00am.

2. VEHICLE REGULATIONS

A ON SITE VEHICLES/PARKING & PARKING GARAGE

- I. For the safety and protection of all Tenants and their guests, the maximum speed limit within the community is 10 MPH. Excessive speeding (at the discretion of management) is subject to a lease violation which will be assessed against the Tenant(s) account for each instance of speeding.
- II. All vehicles must be registered with the Landlord and shall display a valid parking permit. Tenant(s) is required to park in assigned parking spaces only. Unauthorized vehicles will be towed at owners expense.
- III. All registered vehicles must be in operable condition and display current registration. If any vehicle is leaking fluids of any kind, Tenant is liable for all damaged caused by said leak and is to resolve the leak as soon as possible. Vehicles in violation of this policy will be towed at owners expense.
- IV. Common area power may not be used by Tenant(s) without prior written approval from management to include electric vehicles.
- V. Repairs on vehicles, anywhere on the property, is not permitted.
- VI. Recreational vehicles (i.e. boats, trailers, RV's, campers, etc.) or other motorized vehicles are not permitted to be parked on the property. Such vehicles will be towed at owner's expense. Commercial vehicles are permitted at the property with written permission from Landlord.
- VII. Any vehicles parked in a manner which obstruct exits, fire lanes, handicapped parking spaces or in front of dumpsters will be towed at owner's expense.
- VIII. Tenant agrees to use the underground parking garage for vehicle parking only. Vehicles may not be left idling in the parking garage at any time. Tenants are not allowed to store anything in the underground parking garage. The parking garage is for vehicles only. A maximum of 2 vehicles per stall is permitted.
- IX. Garage door must be kept closed. Any damage to the garage door or underground parking area caused by Tenant will be subject to a \$500 fine in addition to being repaired at Tenants expense.
- X. During winter months, tenants are required to use their assigned underground parking stall(s) to keep parking on surface lots at a minimum.
- XI. Any damage or loss that may occur to vehicle or its contents while in the parking garage is Tenant's responsibility. The Landlord cannot and does not assume responsibility for any such property damage to vehicle or vehicles including water or other damage, theft of the vehicle, any part of the vehicle, or loss of personal articles from the vehicle.

B WINTER PARKING & SNOW REMOVAL (IF APPLICABLE)

To provide snow removal personnel access to parking areas, all Tenant(s) are required to assist with snow removal by moving their vehicles within TWELVE (12) hours of snow fall. Failure to move a vehicle obstructing snow removal will result in the vehicle being towed at the owner's expense. Tenant(s) must remove snow from balconies, patios and 3 feet in front of the unit's garage (if applicable) within TWELVE (12) hours of snow fall.

C DRIVING & PARKING ON THE GRASS

Tenant(s) acknowledge that driving & parking on the grass to access their unit at anytime, whether for moving in, moving out, or for any other purpose, is not authorized. If Tenant or known 3rd party person(s) are proven to be driving on the grass, a fine of **\$200.00** will be charged to the Tenant.

D STORAGE & PERSONAL STORAGE (IF APPLICABLE)

All storage units are located in the underground parking garage or basement of the building. They are prone to dampness and sometimes running water depending on the amount of rain. No goods or materials of any kind or description, which are combustible or would increase fire risks, shall be placed anywhere within the community. Storage of personal property shall be at Tenant's risk and Landlord shall not be responsible for any loss or damage. Plastic totes and shelving (keep at least 2" from the walls) are recommended in order to assist in protecting Tenants belongings as well as the use of a dehumidifier with the hose run beneath the door so as to allow drainage of any moisture.

E DUMPSTERS & TRASH CHUTES (IF APPLICABLE)

There are dumpsters and/or trash chutes conveniently located throughout the property. Tenants must ensure that trash and recycling are placed in plastic bags, are securely tied and not leaking before placing into the dumpster or chute. Should the trash and/or trash leakage damage the property and/or carpet, Tenant(s) are responsible for repairs and/or cleaning costs. If an item in excess of the size of the dumpster and/or trash chute and needs to be disposed of, Tenant must contact Landlord in order to arrange a large item pick up. Tenant will be responsible for all applicable costs. Trash and/or recycling can not be left in the trash chute room.

Initial

Initial

Initial

Initial

Initial

Initial

3. GENERAL INFORMATION

A PERSONAL PROPERTY

- I. It is required that all Tenant(s) maintain and provide proof of renter's insurance for damages or losses caused by fire, theft, flood, etc., for the duration of the lease. A minimum of \$100,000 in liability is required. Tenant(s) and insurance carriers must list Landlord as an "interested party" on the Declaration page and that the insurance company will notify the Landlord in the event cancellation or change in policy status.
- II. The use and storage of fitness equipment, waterbeds and pool tables are not permitted in the rental units. Musical equipment needs prior written approval from Landlord.

B BALCONIES AND PATIOS

Balconies and patios must be kept clean and clear of storage items and snow. Hanging of clothes, garments, sunshades, or other personal belongings will not be permitted on the balconies or patios at any time. Per State Fire Code 10.11.6 for other than one and two family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony, under any overhanging portion or within 10ft (3m) of any structure. Grills of any kind are ONLY permitted on the FIRST STORY patios and if a grill is used on the first story, it MUST be moved no less than 10ft from any building when in use. Storage of grills on 1st floor patios is acceptable. At no time are charcoal grills permitted on the property. Any fines from the municipality or enforcement agency for being in violation of the fire code will be due and payable by the offending party.

C DELIVERY OF PACKAGES / PARCELS OR MAIL

Landlord shall not be responsible to notify Tenant of delivery of any parcel, post or package. Any mail delivery will be handled by the respective carrier and or the post office. Landlord shall not be responsible for any lost, damaged or stolen packages.

D SMOKING & CANDLES

Smoking or burning candles in any apartment is not permitted. Tenant(s) acknowledge and agree to assume all costs for repairs and/or cleaning of residue from these items as a result of failure to comply with this regulation. Tenant(s) further understand that smoking is prohibited in all common areas, including but not limited to: underground parking garage, vestibules, stairwells, balconies and patios which would subject other Tenant(s) to smoke. A **\$200 penalty** will be assessed against the Tenant(s) account for each instance of smoking in the unit. Tenant(s) are responsible for themselves and guests to ensure the disposal of cigarette butts are done responsibly in the proper receptacles. Failure to dispose of waste properly, may impose risk of Tenants continued occupancy and incur a **\$50 charge per day** until debris is removed.

E CLIMATE CONTROL

In order to reduce the incident of excessive moisture in a Tenant(s) apartment, Tenant(s) agree to do the following: properly ventilate apartment by using the exhaust fans in the bathroom and above the stove; open windows and doors as needed for ventilation and to reduce moisture; use a dehumidifier during the humid months; cover fish tanks; keep temperature between 50-80 degrees; routinely remove condensation from areas of excessive moisture in the bathrooms and kitchen. Tenant(s) is to notify Landlord of any water leaks or potential damage. Failure to report occurrences may incur costs to Tenant(s) for said damages.

F CLEANLINESS

Unit must be maintained and kept in a neat and tidy condition. It must be kept free from excessive build up of belongings or refuse that could cause a health and safety or fire risk. To help prevent the infestation of rodents and insects, Tenant(s) must remove any collected trash and food waste from the unit regularly.

G GROUNDS AND LANDSCAPE

Tenant(s) are required to pick up entrance areas, patios, balconies, and storage areas. The sidewalks, driveways, and common areas shall not be obstructed nor used for any purpose other than entering and exiting to and from unit. This includes scooters, skateboards and bikes being prohibited from use in these areas. No personal items may be stored in common areas, including but not limited to plants, shoes, and any other personal affects unless written permission is obtained from Landlord. No grills may be left on any landscaped area. No Bicycles, baby strollers or other wheeled apparatus shall be parked on the sidewalks, stairways, or other public areas. Recreating on the sidewalks is permitted but may not impede traffic or put other Tenants at risk.

H PEST CONTROL

If Tenant(s) have a problem with pests, they must notify Landlord immediately. Tenant(s) is asked to assist with pest control by maintaining a high standard of good housekeeping. If Tenant(s) experience an issue with pests within the home, they may be subject to charges for remediation and elimination.

I SATELLITE DISH POLICIES

Tenant may not have a satellite dish or antenna installed on any building at any time.

J FALSE FIRE ALARMS (IF APPLICABLE)

If Tenant or Tenants guests cause a false fire alarm, restitution in the minimum amount of **\$200.00** will be paid to Landlord. If Tenant or Tenants guests cause a false fire alarm, they must contact Landlord immediately. Failure to do so will result in additional costs. The common area smoke detectors are extraordinarily sensitive and will trigger from the slightest amount of smoke.

K FURNACE/AC FILTER

Tenant(s) is responsible for changing the furnace/AC filter in their unit throughout their tenancy. The filter is expected to be changed on a monthly basis unless a higher quality filter is purchased. Tenant(s) is expected to write the date that the filter was changed on the frame of the filter. If Tenant(s) fails to change the filter on a regular basis, they run the risk of additional maintenance and cleaning costs. Changing furnace/AC filters regularly helps to control dust, improve air quality and ensures the furnace/AC unit runs efficiently. If Management comes through for the annual preventative maintenance or at the time of move out and the filter is outdated, the Tenant(s) will be charged **\$25.00 to \$50.00** for a replacement filter. Please date all filters on the frame of the filter when replaced.

L HOOD RANGE FILTER

Tenant(s) is responsible for changing the Hood Range filter in their unit throughout their tenancy. It is expected that this filter be changed every 6 months. If Tenant(s) fails to change the filter on a regular basis, they run the risk of additional maintenance and replacement costs. Changing this filter ensures the proper functioning of the range hood to filter grease, dirt, and other contaminants out of the air above the cooktop. If Management comes through for the annual preventative maintenance or at the time of move out and the filter is dirty, the Tenant(s) will be charged \$55.00 for a replacement filter.

M LIGHT BULBS

Tenants are in charge of replacing all light bulbs within the apartment at their own expense. If a light bulb in a fixture located on a vaulted ceiling needs to be replaced, Tenants may place a repair order with Management. They will not incur any charges as long as the bulb is provided. If no bulb is provided a charge for the material will be assessed against the Tenants account at **\$4.00** per bulb replaced. All light bulbs must be replaced with like, kind and quality.

N APPLIANCES

The appliance manual's guidelines for use should be followed. Failure or delay to report nonfunctioning or damaged appliances; causing additional damage may incur costs to tenant(s) for said damages. Washer, Dryer, Oven/Range and Dishwasher should not be left unattended when in use.

O GUESTS AND VISITORS

Should guest and/or visitor reside in the unit more than 72 hours a week, guest and/or visitor are required to take the necessary steps to be added to the lease. Failure to report additional occupants will result in a lease violation.

P CABLE & WIFI (IF APPLICABLE)

Service provider is responsible for any service interruptions or outages to cable and/or Wi-Fi. Resident is prohibited from obtaining and using rouge routers. Failure to pay rent in a timely manner will result in the termination of services until the balance is paid in full.

Q FACILITIES & SERVICES

All facilities and services provided by Landlord are provided as a gratuity and are not a part of the Residential Lease Contract. The Landlord reserves the right to change or limit the hours of any such facilities or services and/or eliminate them completely without prior notice to Residents. Any such action by Landlord shall not constitute a claim by Residents of any breach of Residential Lease Contract by Landlord nor be a basis for any reduction in rent or early termination of the Residential Lease Contract.

S ELEVATOR (IF APPLICABLE)

Elevator doors may not be propped open. Any damage to the elevator caused by Tenant will be repaired at the Tenants expense.

T SECURITY CAMERAS

Tenant owned security cameras are not permitted in common areas including the vestibules. Tenant(s) are provided a reasonable amount of privacy. Tenant(s) are not permitted to alter the property without written Landlord approval. This includes but is not limited to video doorbells.

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Agent for Owner _____ Date _____

PET ADDENDUM
Schedule 3 - NON-STANDARD RENTAL PROVISION



 Initial(s) Initial(s) Initial(s)

By initialing, Tenant(s) certifies that they do not have a pet.

IMPORTANT: Pets of any kind including visiting pets AND caged pets are not permitted in any unit without prior, written approval. Additionally, should evidence be found indicating unauthorized pets have occupied the dwelling after commencement of this contract, Tenant(s) acknowledge that they will be retroactively charged the appropriate fees from the beginning date of the current lease agreement in addition to a lease violation.

Landlord hereby authorizes Tenant(s) to keep the pets listed below on the premises, during the term of this lease agreement, providing Tenant understands and agrees to abide by Landlords current Pet Policy and policies below. Landlord shall in it's sole discretion demand the prompt and permanent removal of the pet(s) should these policies not be adhered to.

The maximum number of pets permitted per unit is THREE (3).

PERMIT	NAME	TYPE/BREED	COLOR

The fees listed below will be added to the lease as described and listed on NSRP Schedule 1 Information & Fee Sheet.

FEES & DEPOSITS

- \$0.00 Non-Refundable Pet Registration Fee.
- \$0.00 Additional Refundable Deposit
- \$0.00 Recurring Pet Rent

Deposits are subject to refund only upon expiration of the lease agreement and all Tenant(s) vacating the premises. Any and all pet damage to unit or common areas will be deducted from the security deposit and the remainder refunded within the statutory period of time, provided no other balances exist (i.e., rent or non-pet damage).

PET POLICIES

- 1 Tenant hereby certifies that his/her pet is non-aggressive in nature, and further indemnifies and holds the landlord harmless from any injuries inflicted by his/her pet.
- 2 All pets are required to be current on their rabies vaccine. Tenant is required to provide documentation from a licensed veterinarian for proof of vaccination at the time of move in.
- 3 Any changes in Tenant(s) pet status must be reported to the Landlord for approval and authorization prior to bringing the pet onto the premises.
- 4 No pets are to be outside of the unit without a leash and without the immediate presence and control of a Tenant. Leashes may not be longer than six (6) feet and must be personally held at all times. At no time shall Tenant(s) tie any pet to a porch, tree, lawn or other fixture on the property.
- 5 No pets are to be urinating or defecating on balconies or patios. Pets urinating or defecating on balconies or patios will result in a **\$200.00** fine per incident and/or the non-renewal or termination of the lease.
- 6 When authorized pets deposit waste on the premises, Tenant(s) shall IMMEDIATELY remove and properly dispose of the waste in the proper receptacle. Failure to do so will result in a **\$200.00** fine per incident and/or the non-renewal or termination of the lease.
- 7 Pets are not permitted to disturb other Tenants in any way including, but not limited to, emitting noise at such a level, frequency or time as to disturb other residents. Other disturbance examples included but not limited to, jumping, biting, pet waste, etc..
- 8 Cats **must** be kept indoors and must be litter box trained. All other pets except cats and dogs, must be kept in their cage unless under direct supervision.
- 9 Proof of neuter/spay is required at the time of move in.
- 10 Pet dander and hair are considered to be above normal wear and tear. At the time of move out, Tenant(s) are required to have carpets professionally shampooed and treated with an enzyme treatment.
- 11 All Tenant(s) are held jointly and severally financially responsible for any damages caused by said pet(s).
- 12 All Tenant(s) are required to adhere to the local municipalities ordinances relating to pet ownership.
- 13 When pets cause damage to common areas or premises, Tenant(s) shall IMMEDIATELY contact management. Tenants will be subjected to a **\$200.00** fine per incident and will incur costs for said damages (if applicable).
- 14 No venomous pets allowed. Caged pets are at the Landlords discretion.

_____ Tenant Signature	_____ Date	_____ Tenant Signature	_____ Date
_____ Tenant Signature	_____ Date	_____ Tenant Signature	_____ Date
_____ Tenant Signature	_____ Date	_____ Tenant Signature	_____ Date
		_____ Agent for Owner	_____ Date

FITNESS CENTER, POOL & CLUBHOUSE RULES & REGULATIONS
Schedule 4 - NON-STANDARD RENTAL PROVISION



- 1 Use of the fitness center and clubhouse is limited to Tenant(s) and their authorized guests.
- 2 All Tenants and their guests will be using the pool, pool area, fitness center area, and clubhouse at their own risk.
- 3 Tenants are allowed a limit of two (2) guests per apartment unless prior consent is obtained from the Landlord. Guest(s) must be accompanied by a Tenant at all times when using the pool, pool area, fitness center, fitness center area, or clubhouse.
- 4 No children under the age of 13 allowed into the fitness center or fitness center area. No one under the age of 18 is permitted into the pool, pool area, fitness center, fitness center area or clubhouse without an adult or legal guardian
- 5 Children are to be under direct supervision at all times.
- 6 No lifeguard on duty.
- 7 All injuries must be reported immediately to the Landlord.
- 8 All personal items must be removed from the pool, pool area, fitness center, fitness center area, and clubhouse upon leaving. Landlord is not responsible for personal articles left in any of these areas.
- 9 All reports of repairs or maintenance need to be made to Landlord immediately following damage or malfunction.
- 10 All Tenants and guests are required to wear work out attire to use the fitness center. Buckles, snaps, buttons, zippers, etc. on street clothes can pose injury to both Tenants and the equipment.
- 11 All Tenants and guests must wipe the machines down after every use with an antiseptic wipe provided by Landlord. Landlord does not provide towels for any of the Tenants or guests.
- 12 **Only indoor athletic shoes are allowed in the fitness center. All outdoor shoes are to be stored in the space provided when entering the fitness center.**
- 13 All trash is to be deposited into the trash receptacle provided.
- 14 No diapers including swim diapers allowed in the pool or pool area at any time.
- 15 No diving, jumping or flipping (backwards or forwards) into the pool.
- 16 No food or chewing gum allowed into the pool, pool area, fitness center, or fitness center area.
- 17 **No glass or alcohol is permitted inside the pool, pool area, fitness center, fitness center area, or clubhouse.**
- 18 No obscene or offensive language allowed.
- 19 No one is allowed into the pool, pool area, fitness center, fitness center area, or clubhouse after posted hours.
- 20 No one shall enter the pool, pool area, fitness center, fitness center area, or clubhouse while under the influence of alcohol or any other drugs.
- 21 No pets of any kind allowed in the pool, pool area, fitness center, fitness center area, or clubhouse.
- 22 No radios or other musical devices are allowed in the pool, pool area, fitness center, fitness center area, or clubhouse except with the use of headphones.
- 23 No rafts or large flotation devices are allowed into the pool or pool area. Water wings and life jackets are the only acceptable flotation devices permitted into the pool and pool area.
- 24 No running, pushing or aggressive behavior of any kind allowed in the pool, pool area, fitness center, or clubhouse.
- 25 No skateboards, bikes, frisbees, balloons or water balloons allowed into the pool, pool area, fitness center, or clubhouse.
- 26 No smoking allowed inside the pool, pool area, fitness center, fitness center area, or clubhouse.
- 27 Only swimwear is to be worn in the pool. No cut-off pants, t-shirts, or street clothes allowed.
- 28 Common area restrooms are to be used by Tenants and their authorized guests only.
- 29 Persons with open cuts and/or sores will not be permitted to use the pool, pool area, fitness center, or clubhouse.
- 30 Violations of any of these rules may result in the Tenant(s) and all persons occupying said Tenants apartment forfeiting the use of the pool, pool area, fitness center, fitness center area, or clubhouse.
- 31 All Tenant(s) are responsible for enforcing the rules and regulations as they are written above.

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Agent for Owner _____ Date _____

RENTER'S INSURANCE ADDENDUM
Schedule 5 - NON-STANDARD RENTAL PROVISION



RENTERS INSURANCE REQUIREMENTS

- 1 Tenant(s), at its sole cost and expense, shall at all times during the term of the Lease maintain general liability (GL Policy) coverage for the acts and omissions of Tenant(s) in the minimum amount of \$100,000 (on a per occurrence basis). Tenant(s) may obtain the GL Policy from any qualified insurer.
- 2 The GL Policy shall list Landlord as an "Interested Party" or "Additional Interest" on the Declarations page of the GL Policy and provide that Landlord shall receive written notice no less than thirty (30) days prior to the expiration or termination of the
- 3 The GL Policy must extend coverage for negligent water damage that the Tenant(s) may cause to Tenant(s)'s unit of possession as well as adjacent units damaged due to the insured's negligent actions.
- 4 In the event that the Tenant(s) fails to obtain and maintain the GL Policy as required herein, Landlord shall have the right, to charge a non-compliance fee in the amount of \$50/month which shall be deemed to be additional rent under the Lease and immediately due payable by Tenant(s) to Landlord.
- 5 In the event that the Tenant(s) is in default of this requirement at any time s/he agrees not to hold the property owner, management or employees liable for any damage to person or property.

At least one of the boxes below must be completed:

Insurance Agent Acknowledgement:

As the insurance agent for the resident, I understand the above stated conditions and certify that the renters insurance policy provided to the insurance by my agency contains coverage the satisfies these stated minimum renters insurance lease requirements.

Agency Name: _____

Signature _____

Date: _____ a

Resident Acknowledgement:

I understand that by not obtaining my insurance agent's signature of coverage certification above, I acknowledge and agree to the minimum renters insurance lease requirements. Furthermore, I agree that if my policy does not provide coverage that meets these requirements I am fully responsible for any negligence damage I may cause to landlords property not covered by my policy.

Tenant(s) Initials _____

Date: _____ a

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Agent for Owner Date

INFORMATION CHECK-IN SHEET
Schedule 6 - NON-STANDARD RENTAL PROVISION



Move In Date: _____ An additional copy of this form has been provided to the Tenant(s) to return within 7 days of move in.

	ITEM	OK	MOVE-IN CONDITION
KITCHEN & DINING AREA	Floors		
	Walls/Ceiling		
	Cabinets & Drawers		
	Range/Oven (Exterior & Interior)		
	Stove Drip Pans		
	Hood/Filter Fan		
	Refrigerator (Exterior & Interior)		
	Dishwasher (Exterior & Interior)		
	Lights		
	Sink & Counters		
	Pantry		
LIVING ROOM & HALLWAYS	Floors/Carpet		
	Baseboards / Vents		
	Walls/Ceiling		
	Lights		
	Windows/Tracks/Screens		
	Drapes/Blinds		
BATHROOM	Floors		
	Walls/Ceiling		
	Cabinets & Drawers		
	Lights/Vent Fan		
	Toilet		
	Sink & Vanity		
	Tub/Shower		
BATHROOM 2	Floors		
	Walls/Ceiling		
	Cabinets & Drawers		
	Lights/Vent Fan		
	Toilet		
	Sink & Vanity		
	Tub/Shower		
BEDROOM 1	Floors/Carpet		
	Walls/Ceiling		
	Lights		
	Ceiling Fan		
	Windows/Tracks/Screens		
	Closets/Doors		
	Drapes/Blinds		
BEDROOM 2/3	Floors/Carpet		
	Walls/Ceiling		
	Lights		
	Ceiling Fan		
	Windows/Tracks/Screens		
	Closets/Doors		
	Drapes/Blinds		
OTHER	Washer (Exterior & Interior)		
	Dryer (Exterior & Interior)		
	Furnace filter (25x16x1)		
BALCONY/PATIO/STORAGE			

Tenant(s) have inspected the unit prior to occupancy and accepted it with the conditions noted. Tenant(s) understand that upon vacating the unit, any charges generated by damage in excess of normal wear and tear will be assessed as applicable for cleaning/replacement or repairs as required to return the unit to tenable condition.

Move In Date: _____ Must be returned to office by: **#VALUE!**

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Agent for Owner _____ Date _____

INFORMATION CHECK-IN SHEET
Schedule 6 - NON-STANDARD RENTAL PROVISION



Move In Date: _____ An additional copy of this form has been provided to the Tenant(s) to return within 7 days of move in.

	ITEM	OK	MOVE-IN CONDITION
KITCHEN & DINING AREA	Floors		
	Walls/Ceiling		
	Cabinets & Drawers		
	Range/Oven (Exterior & Interior)		
	Stove Drip Pans		
	Hood/Filter Fan		
	Refrigerator (Exterior & Interior)		
	Dishwasher (Exterior & Interior)		
	Lights		
	Sink & Counters		
	Pantry		
LIVING ROOM & HALLWAYS	Floors/Carpet		
	Baseboards / Vents		
	Walls/Ceiling		
	Lights		
	Windows/Tracks/Screens		
	Drapes/Blinds		
BATHROOM	Floors		
	Walls/Ceiling		
	Cabinets & Drawers		
	Lights/Vent Fan		
	Toilet		
	Sink & Vanity		
	Tub/Shower		
	Towel Bars		
BATHROOM 2	Floors		
	Walls/Ceiling		
	Cabinets & Drawers		
	Lights/Vent Fan		
	Toilet		
	Sink & Vanity		
	Tub/Shower		
	Towel Bars		
BEDROOM 1	Floors/Carpet		
	Walls/Ceiling		
	Lights		
	Ceiling Fan		
	Windows/Tracks/Screens		
	Closets/Doors		
	Drapes/Blinds		
BEDROOM 2/3	Floors/Carpet		
	Walls/Ceiling		
	Lights		
	Ceiling Fan		
	Windows/Tracks/Screens		
	Closets/Doors		
	Drapes/Blinds		
OTHER	Washer (Exterior & Interior)		
	Dryer (Exterior & Interior)		
	Furnace Filter (25x16x1)		
BALCONY/PATIO/STORAGE			

Tenant(s) have inspected the unit prior to occupancy and accepted it with the conditions noted. Tenant(s) understand that upon vacating the unit, any charges generated by damage in excess of normal wear and tear will be assessed as applicable for cleaning/replacement or repairs as required to return the unit to tenable condition.

Move In Date: _____

Must be returned to office by: **#VALUE!**

 Tenant Signature Date

 Tenant Signature Date

 Tenant Signature Date

 Tenant Signature Date

 Tenant Signature Date

 Tenant Signature Date

 Agent for Owner Date

CLEANING & REPLACEMENT/REPAIR CHARGES
Schedule 7 - NON-STANDARD RENTAL PROVISION

If prior to move out, Tenant(s) do not clean the unit partially identified by the list of items below and leave them in satisfactory working order, or if any items are missing or damaged to the point that they must be repaired or replaced, the following charges will be deducted from the security deposit. If the security deposit is insufficient to cover the charges, Tenant(s) will be billed for the balance. If the Landlord incurs a higher cost for cleaning or repairing an item, Tenant(s) will be responsible for paying the higher cost.

Please note that this is not an all-inclusive list. Tenant(s) can be charged for cleaning or repairing items not represented on the list.

KITCHEN & DINING ROOM	CLEANING	REPLACEMENT/REPAIR
Floors	Based on Invoice	\$500 - \$3,000
Walls/Ceilings	Based on Invoice	\$55 per hour + materials
Cabinets	Based on Invoice	Based on Invoice
Range Top/Oven	Based on Invoice	Based on Invoice
Range Hood/Fan	Based on Invoice	Based on Invoice
Refrigerator	Based on Invoice	Based on Invoice
Dishwasher	Based on Invoice	Based on Invoice
Lights - globes & coverings	Based on Invoice	\$4 per bulb
Sinks	Based on Invoice	Based on Invoice
Counter Tops	Based on Invoice	Based on Invoice
Washer/Dryer	Based on Invoice	Based on Invoice
LIVING ROOM & HALLWAYS	CLEANING	REPLACEMENT/REPAIR
Floors	Based on Invoice	\$1,000 - \$3,000
Walls/Ceilings	Based on Invoice	\$55 per hour + materials
Lights - globes & coverings	Based on Invoice	Based on Invoice
Windows/Tracks	Based on Invoice	\$35 - \$250
Screens	Based on Invoice	\$60 - \$120
Blinds	Based on Invoice	\$60 - \$120
Closets/Doors	Based on Invoice	\$115 - \$200
Ceiling Fan	Based on Invoice	
BATHROOMS	CLEANING	REPLACEMENT/REPAIR
Floors	Based on Invoice	\$500 - \$3,000
Walls/Ceilings	Based on Invoice	\$55 per hour + materials
Cabinets	Based on Invoice	Based on Invoice
Lights - globes & coverings	Based on Invoice	Based on Invoice
Sink	Based on Invoice	Based on Invoice
Vanity	Based on Invoice	Based on Invoice
Tub/Shower	Based on Invoice	\$500 - \$1,000
Toilet	Based on Invoice	\$250 - \$700
Exhaust Fan	Based on Invoice	\$50 - \$100
Towel Bars	Based on Invoice	\$25
BEDROOMS	CLEANING	REPLACEMENT/REPAIR
Floors	Based on Invoice	\$1,000 - \$3,000
Walls/Ceilings	Based on Invoice	\$55 per hour + materials
Lights - globes & coverings	Based on Invoice	Based on Invoice
Windows/Tracks	Based on Invoice	\$35 - \$250
Screens	Based on Invoice	\$50 - \$100
Blinds	Based on Invoice	\$50 - \$100
Closets/Doors	Based on Invoice	\$115 - \$200
Ceiling Fan	Based on Invoice	\$75 - 150
CARPETING and/or VINYL	CLEANING	REPLACEMENT/REPAIR
1 Bedroom 1 Bathroom	Based on Invoice	\$500 - \$3,000
2 Bedroom 1 Bathroom	Based on Invoice	\$500 - \$3,500
2 Bedroom 2 Bathroom	Based on Invoice	\$500 - \$3,500
3 Bedroom 2 Bathroom	Based on Invoice	\$500 - \$4,000
Loft Floor Plans	Based on Invoice	\$500 - \$5,000

All Tenant(s) with pets will be required to have the carpets professionally cleaned as pet hair and dander are considered to be above normal wear and tear.

OTHER	CLEANING	REPLACEMENT/REPAIR
Bulk trash	\$10 per bag - \$25-\$50 per large item	
Patio/Balcony	Based on Invoice	
Storage Unit	Based on Invoice	
KEYS/LOCKS/REMOTES/CABLE EQUIPMENT		\$5 - \$100 per item
Issued:	Apartment Keys: _____	Common Keys: _____
	Mailbox Keys: _____	Fitness/Pool/Guest Pass: _____
	Key Fob: _____	Garage Remotes: _____
		Parking Permits: _____

Items left in apartment will be charged according to # of bags/bulk items and \$55.00 per man hour (1 hour Minimum).
 Hourly cleaning rate is \$35 per hour. Maintenance rate is \$55 per hour.

Tenant Signature _____	Date _____
Tenant Signature _____	Date _____
Tenant Signature _____	Date _____
Tenant Signature _____	Date _____
Tenant Signature _____	Date _____
Tenant Signature _____	Date _____
Agent for Owner _____	Date _____