



RENTAL APPLICATION

ONE APPLICATION FOR EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER).
You will be denied rental if you misrepresent any information on this application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.

I hereby apply for rental of premises described as: _____ Apartment No. _____

Date of Occupancy _____

TODAY'S DATE _____ **All requested information on this application must be completed.**

At Lessor's discretion, but not based upon race, ethnicity, religion or sexual orientation, specific qualifications and/or requirements may be established for specific apartment buildings; we reserve the to reject applicants who do not meet these requirements.

PERSONAL INFORMATION

Applicant's Name _____ Date of Birth _____

Address _____ Soc. Sec. No. _____

City, State, Zip _____ Home Phone _____

Driver's License No. _____ Other Phone: _____

OTHER RESIDENTS _____

RELATIONSHIP _____

RENTAL HISTORY

Current Address _____ How Long? _____

Current Landlord _____ CITY STATE ZIP Phone _____

Reason for Moving? _____ Rent? _____

(COMPLETE IF LESS THAN ONE YEAR AT PRESENT ADDRESS)

Previous Address _____ How Long? _____

Previous Landlord _____ CITY STATE ZIP Phone _____

Reason for Moving? _____ Rent? _____

EMPLOYMENT HISTORY

Current Employer _____ Starting Date _____

Address _____ CITY STATE ZIP

Position Held _____ Gross Annual Income _____ (before deductions)

Supervisor _____ Phone _____

OTHER SOURCES OF INCOME

Average monthly amounts of other income _____

CREDIT & FINANCIAL INFORMATION

Bank _____ Branch _____ Type of Account _____ Acct. # _____

Bank _____ Branch _____ Type of Account _____ Acct. # _____

Credit References (auto loans, personal loans, credit cards)

Type: _____ Acct # _____

OTHER INFORMATION

Automobile Make and Type _____ Year _____ Color _____ Lic. No. _____

In case of personal emergency, notify:

Name _____ Phone _____ Relationship _____

Address _____

Name _____ Phone _____ Relationship _____

Have you ever been convicted of a crime? If yes, misdemeanor or felony, please explain. _____

I hereby certify that all statements made above are correct.

NOTICE: You may obtain information about sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

The applicant acknowledges being furnished for inspection copies of the Residential Lease, Rules & Regulation and Nonstandard Rental Provisions. I certify that all of the information provided in this application is true to the best of my knowledge and that my rental agreement maybe terminated if I have made any false or incomplete statements in this application. I authorize verification of the information provided in this application from my credit sources, current & previous landlords, employers and personal references.

My rental of said premises is to be limited to use and occupancy by family of size and description above. **I authorize you to contact any references that I have listed, before, during or after my tenancy.**

Signature of Applicant _____ Date _____

NOTE: A SECURITY DEPOSIT IS REQUIRED FROM EVERY TENANT AGAINST DAMAGE OR LOSS TO THE PREMISES, AND SAID SECURITY DEPOSIT CANNOT BE USED FOR THE LAST MONTH'S RENT.



RESIDENTIAL LEASE



Wisconsin Legal Blank Co., Inc. Milwaukee, Wis.

This lease was drafted by _____ who represents the Landlord.

This Lease of the Premises identified below is entered by and between the Landlord and Tenant (referred to in the singular whether one or more) on the following terms and conditions (strike items not applicable or which have been otherwise agreed by the parties):

TENANT: (_____ adults and _____ children)

LANDLORD: _____, LLC

PREMISES: Building Address _____ (street) _____ (city, village, town) _____ (state) _____ (zip) :Apartment/room/unit _____ :Other _____ :Included appliances: refrigerator, range, oven other (list or attach addendum) _____

Agent for service of process Katz Properties, Inc. 614 West Brown Deer Road #300 Milwaukee, Wisconsin 53217

Agent for maintenance, management Katz Properties, Inc. 614 West Brown Deer Road #300 Milwaukee, Wisconsin 53217

Agent for collection of rents Katz Properties, Inc. 614 West Brown Deer Road #300 Milwaukee, Wisconsin 53217

RENT: Rent of \$_____ for Premises and \$_____ for other (specify _____) is due on the First _____ day of each month and is payable at 614 West Brown Deer Road #300 Milwaukee, WI 53217

TERM: (Strike either (a) or (b)) (a) Month to month beginning on _____; or (b) For a term of _____ months/beginning on _____ and continuing to _____

If rent is received or postmarked after the 5th of the month the Tenant shall pay a late fee of \$ 75.00

(NOTE: A lease for a fixed term expires without further notice. If tenancy is to be continued beyond this lease term, parties should agree and make arrangements for this in advance of the lease expiration.)

Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent. All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Lease.

Table with columns: UTILITIES: Check if paid by: Landlord, Tenant. Rows: Electricity, Gas, Heat, Air conditioning, Sewer/water, Hot Water, Trash, Other.

Other Landlord or Tenant obligations: _____

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows:

Lessee's pro rata share of water and sewer charges will be invoiced quarterly by Lessor. (i.e. in 8 unit building, Lessee would pay 1/8 share of water and sewer charges billed to Lessor for that building.)

SECURITY DEPOSIT: Upon execution of this lease, Tenant shall pay a security deposit in the amount of \$_____ to be held by Katz Properties, Inc. Such deposit need not be held in trust, shall not bear interest, and which may be commingled with other funds of Lessor. The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address within 21 days as required by law after Tenant surrenders the Premises.

DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT: The tenant is hereby notified that the tenant may do any of the following within seven (7) days after the start of their tenancy: (a) inspect the unit and notify the landlord of any pre-existing damages or defects; (b) request a list of physical damages or defects charged against the previous tenant's security deposit.

TIME IS OF THE ESSENCE: as to: delivery of possession of Premises to Tenant; completion of repairs promised in writing in the Lease or before vacation of the Premises; return of Landlord's property; payment of rent; performance of any act for which a date is set in this Lease or by law; and (strike any parts not applicable).

Time is of the essence means that a deadline must be strictly followed.

Special Provisions: _____

Pets are permitted per line 66 below. Water beds are not permitted. Special Provisions relating to pets: Cats only spayed/neutered and declawed.

THIS LEASE INCLUDES THE PROVISIONS ON THE REVERSE HEREOF

COPY OF LEASE AND RULES: Landlord has previously provided Tenant a copy of the lease and any rules relating to premises at time of application and, if applicable, any nonstandard rental provisions. Landlord shall give Tenant a copy of this lease and any rules relating to the Premises when this Lease is signed by Tenant, Keys, and _____, on or before commencement of this Lease.

NOTE: SIGNING OF THIS LEASE CREATES LEGALLY ENFORCEABLE RIGHTS.

GUARANTEE In consideration of Landlord's agreement to lease the Premises, undersigned guarantee(s) payment of all amounts due under this Lease and performance of all covenants of Tenant. This Guarantee is irrevocable and is not affected by modification or extension of this Lease.

IN WITNESS WHEREOF, the parties have executed this Lease. LANDLORD AGENT (name) (date) TENANT (name) (date)

86 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under the Lease are subject to statutes, rules and
87 ordinances, including Chapter 704, and Chapter 799 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter ATCP, 134,
88 and applicable local ordinances.

89 Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes.

90 **POSSESSION; ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided herein.

91 Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Lease, including any extension
92 or renewal, or its termination in accordance with its terms or the law. A tenant surrenders the premises on the last day of tenancy provided
93 under this lease, except that: (1) If the tenant vacates before the last day of tenancy provided under this lease, and gives the landlord
94 written notice that the tenant has vacated, surrender occurs when the landlord receives the written notice that the tenant has vacated. If
95 the tenant mails the notice to the landlord, the landlord is deemed to receive the notice on the second day after mailing. (2) If the tenant
96 vacates the premises after the last day of tenancy provided under this lease, surrender occurs when the landlord learns that the tenant
97 has vacated.

98 If Tenant abandons the Premises before expiration or termination of this Lease, its extension or renewal, or if the tenancy is terminated for
99 Tenant's breach of this Lease, landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less costs of
100 renting, to Tenant's obligations under this Lease. Tenant shall remain liable for any deficiency.

101 If Tenant is absent from the Premises for two successive weeks without notifying Landlord in writing of this absence, Landlord may deem
102 the Premises abandoned unless rent has been paid for the full period of the absence.

103 If Tenant's personal property is left on the Premises after Tenant vacates or abandons the Premises, Tenant shall be deemed to have
104 abandoned the property and Landlord shall deal with it as provided by the law, section 704.05(5), Wis. Stats.

105 **QUESTS:** Tenant shall use the Premises for residential purposes only. Neither party may (1) make or knowingly permit use of the
106 Premises for any unlawful purpose, (2) engage in activities which unduly disturb neighbors of or tenants in the building in which the
107 Premises are located, or (3) do, use or keep in or about the Premises anything which would adversely affect coverage under a standard
108 fire and extended insurance policy.

109 Tenant may have guests residing temporarily in the premises if their presence does not interfere with the quiet enjoyment of other
110 occupants, and if the number of guests is not excessive for the size and facilities of the Premises. No guest may remain for more than
111 two weeks without written consent of Landlord which will not be unreasonably withheld. Tenant shall be liable for any property
112 damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are
113 located by Tenant or Tenant's guests and invitees.

114 **MAINTENANCE:** Landlord, under sec. 704.07 Wis. Stats., shall keep the structure of the building in which the Premises are located and
115 those portions of the building and equipment under Landlord's control in a reasonable state of repair.

116 Tenant shall maintain the Premises under Tenant's control in a clean manner and in as good general condition as they were at the beginning
117 of the term or as subsequently improved by Landlord, normal wear and tear excepted. Tenant shall not, physically alter or redecorate
118 the premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part,
119 or attach or display anything which substantially affects the exterior appearance of the Premises or the property of which it is a part,
120 unless otherwise allowed under the buildings rules or unless Landlord has granted specific written approval.

121 Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises
122 shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which they are located.

123 Landlord shall give Tenant written notice of the parties' responsibilities regarding the maintenance of smoke detectors as required
124 under the rules of the Department of Industry, Labor, and Human Relations and each party shall fulfill its responsibilities under those rules.

125 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are
126 located. Any failure by the Tenant to comply substantially with the rules is a breach of the Lease and may result in eviction of the Tenant.
127 Landlord may amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting
128 the property. No such amendment may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which
129 it is part. A copy of the rules will have been given to the Tenant at the time of application and at the time of signing of the Lease.

130 **BREACH; TERMINATION:** Failure of either party to comply substantially with any material provision hereof is a breach of the Lease.

131 Should Tenant neglect or fail to perform and observe any of the terms of this Lease, Landlord shall give Tenant written notice of such
132 breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least 5 days after the giving of such notice,
133 and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action to evict Tenant from the
134 leased Premises without limiting the liability of Tenant for the rent due or to become due under this Lease. If Tenant has been given such
135 notice and remedied the breach or been permitted to remain in the Premises, and within one year of such previous breach,
136 Tenant commits a similar breach, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to
137 Tenant to vacate on or before a date at least 14 days after the giving of the notice as provided in sec. 704.17, Wis. Stats. This provision
138 shall apply to any lease term. If Landlord commits a breach, Tenant has the rights, under chap. 704, Wis. Stats., including secs. 704.07(4)
139 and 704.45 Wis. Stats, and under Wisconsin Administrative Code chap. ATCP, 134.

140 **CODE VIOLATIONS; ADVERSE CONDITIONS:** If the Premises or the building in which they are located are currently cited for
141 uncorrected building or housing code violations, or contain conditions adversely affecting habitability (including lack of hot or cold
142 running water, lack of operating plumbing or sewage disposal, unsafe or inadequate heating facilities, no electric service, unsafe
143 electrical system, or hazardous conditions of structure) these will be listed under Special Provisions, or a separate addendum to this
144 Lease, and Landlord shall exhibit copies of any uncorrected code notices or orders to Tenant, all before this Lease is signed or any deposit accepted.

145 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty to a degree which renders them untenantable, Tenant
146 may terminate the Lease or vacate the Premises and rent shall abate until the Premises are restored to a condition comparable to their prior condition.
147 Landlord shall have the option to repair the Premises, and if repairs are not made, this Lease shall terminate. If the Premises are damaged to a degree
148 which does not render them untenantable, Landlord shall repair them as soon as reasonably possible.

149 **REPAIRS:** Any promise of Landlord made before execution of this Lease to repair, clean or improve the Premises, including the
150 promised date of completion, will be listed under Special Provisions or a separate addendum to this Lease. Time being of the essence as to completion
151 of repairs does not apply to any delay beyond the Landlord's control. Landlord shall give timely notice of any delay to Tenant.

152 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant at reasonable times with 12 hours advance notice to
153 inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or
154 regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry
155 is necessary to protect the Premises or the building in which they are located from damage. If Tenant requests Landlord to make a repair or otherwise
156 perform maintenance work, Landlord may then enter upon the premises without prior notification to Tenants.

157 Neither party shall add or change locks without providing the other party keys to permit access to the Premises. Improper denial of
158 access to the Premises is a breach of the Lease.

159 **CONTINUATION OF LEASE:** If the Tenant continues to occupy the Premises after the expiration of this Lease and makes a timely
160 payment of rent, the Tenant shall become a month-to-month Tenant unless another agreement is signed.

161 **ASSIGNMENT, SUBLEASE; CHANGES:** Tenant shall not assign this Lease or sublet the Premises or any part thereof without the
162 written consent of Landlord, which will not be unreasonably withheld.

163 This Lease may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this Lease and
164 enter into a new lease instead of renewing it, assigning it or subleasing the Premises.

165 **NOTICE: You may obtain information about sex offender registry and persons registered with the registry by contacting the**
166 **Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.**

167 **ASSIGNMENT, SUBLEASE: CONSENT**

168 Tenant hereby assigns/subleases Tenant's rights under this Lease to _____, In consideration
169 of Landlord's consent to this assignment/sublease, Tenant guarantees the performance by the assignee/sublessee of the obligations
170 of the Lease. Landlord consents to this assignment/sublease. In consideration of the assignment/sublease and Landlord's consent,
171 _____ hereby assumes all obligations of Tenant under this Lease.

172 IN WITNESS WHEREOF, the parties have executed this assignment/sublease, acceptance and consent.

173 TENANT: _____ LANDLORD: _____
174 (name) (date) (name) (date)

175 _____ ASSIGNEE/SUBLESSEE:
176 (name) (date)

177 _____ (name) (date) _____ (name) (date)

178 _____ (name) (date) _____ (name) (date)

179 _____ (name) (date) _____ (name) (date)

180 _____ (name) (date) _____ (name) (date)



NONSTANDARD RENTAL PROVISIONS

The Nonstandard Rental Provisions listed herein are part of your rental agreement and list the various charges and costs that the landlord may assess and withhold from your security deposit.

Name of Tenant: _____ Date: _____
 Name of Tenant: _____ Address: _____
 Name of Tenant: _____

Tenant agrees to each initialed provision

Security Deposit Deductions:

1. _____ **LATE FEE:** A late fee will be assessed as set forth in the Rental Agreement upon all late rental payments. Such fees may be deducted from tenant's security deposit.
2. _____ **GARBAGE/TRASH REMOVAL:** If tenant leaves garbage or trash in the hallway, outside of door of unit, or in any other common areas of building or yard not designated for the deposit of garbage or trash/tenant will be assessed a fee of \$ 50.00 plus the actual costs incurred by landlord to have the garbage or trash removed. Such fees and actual costs may be deducted from tenant's security deposit.
3. _____ **FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the tenant's responsibility to separate all recyclable materials and deposit same in the appropriate containers as required by law or local ordinance. If tenant fails to separate recyclable materials and deposit them in the appropriate containers tenant will be assessed a fee of \$ 20.00 for each instance where tenant fails to comply with the applicable recycling rules. Such fees may be deducted from tenant's security deposit.
4. _____ **PARKING:** If tenant has been allocated a parking space/s as designated in the Rental Agreement then tenant may park said vehicle/s in the designated space/s only. If tenant parks vehicle on the grass or on any other portion of the premises other than the designated space, as set forth in the Rental Agreement, tenant will be assessed a fee of \$ 20.00 for each day that the vehicle is parked in a non-designated space. Disabled vehicles and vehicles in the process of being repaired may not be kept on the premises and the above-mentioned fee will also be assessed against the tenant for each day that this rule is not followed. Tenant will also ensure that any and all visitors of tenant follow the above provisions or risk being assessed the above-mentioned fees. Such fees may be deducted from tenant's security deposit.
5. _____ **FAILURE TO PERMIT ACCESS TO UNIT:** If tenant for whatever reason fails to permit access to unit by landlord, where landlord has properly complied with all notice provision set forth in chapter 704 of Wisconsin Statutes and Wisconsin Administrative Code, chapter ATPC 134, tenant will be assessed a fee of \$ 20.00 for each instance that tenant denies landlord access. Tenant will also be liable for any damages or costs incurred by landlord as a result of tenant's failure to allow landlord access to unit. Such fees may be deducted from tenant's security deposit.
6. _____ **RETURN OF KEYS:** If tenant fails to return all keys provided by landlord at the beginning of tenant's tenancy upon vacating then tenant will be assessed a fee of \$ 75.00 per lock. This includes all keys, such as mailbox, laundry and storage keys, not just the keys to the unit. Such fees may be deducted from tenant's security deposit.
7. _____ **FAILURE TO CLEAN APPLIANCES:** Tenant is responsible to clean all appliances owned by landlord that are within the unit prior to vacating. The appliances should be as clean upon vacating as they were when tenant moved into unit. If tenant fails to clean appliances in unit prior to vacating tenant will be assessed a fee of \$ 50.00 per appliance. Such fees may be deducted from tenant's security deposit.
8. _____ **FAILURE TO CLEAN UNIT:** Tenant is responsible for cleaning the unit prior to vacating. The unit should be as clean upon vacating as it was when tenant moved into unit. If tenant fails to clean unit prior to vacating then tenant will be assessed a fee of \$ 20.00 per hour per person to clean the unit. Such fees may be withheld from tenant's security deposit.
11. _____ **NOTICE OF CHANGE OF PERSONS AUTHORIZED TO COLLECT RENT, MANAGE PREMISES, AND ACCEPT SERVICE OF LEGAL PROCESS:** In your Rental Agreement the landlord has identified the name and address of the person authorized to collect your rent, manage and maintain the premises and the person authorized to accept service of legal process and other notices or demands on behalf of the owner. Should those authorized persons change or have a change of address your landlord will provide you with written notice of any such change within ten (10) business days after the change occurs.
13. _____ **FAILURE TO LEAVE FORWARDING ADDRESS:** If tenant vacates the premises without providing the landlord with a forwarding address then the landlord is allowed to send any and all further notice or communication to the tenant by mail to the tenant's last known address.
14. _____ **LANDLORD'S ACCESS TO UNIT:** Landlord may enter your unit at reasonable times and upon proper advance notice to inspect the premises, make repairs, or show the premises to prospective tenants or purchasers. Landlord may enter the unit for the amount of time reasonable required to complete the above. Advance notice means at least twelve (12) hours advance notice unless tenant, upon being notified of the proposed entry, consents to a shorter time period. The above does not apply to the landlord's entry of the unit if any of the following apply: (a) the tenant, knowing the proposed time of entry, requests or consents in advance to the entry; (b) a health or safety emergency exists; (c) the tenant is absent from the unit and the landlord reasonably believes that entry of the unit is necessary to protect the premises from damage. Landlord will announce his/her presence to persons who may be present in the unit; landlord will identify himself/herself upon request.
16. _____ **TERM OF LEASE:** The term of this Lease commences at noon on the first day of the term and ends at noon on the last day of the term.
17. _____ **HOLDING OVER:** If the Tenant remains in possession after the expiration of the Lease, the Tenant shall become a month-to-month tenant, at a monthly rental \$50.00 greater than that which would otherwise be charged. A month-to-month tenant must give 60 days written notice from the first of a month, prior to the date of the termination, to terminate the tenancy. No tenancy may be terminated during the period commencing November 1st of one year and ending April 30th of the subsequent year.

Tenant acknowledges that the landlord or agent of the landlord has specifically identified and discussed each nonstandard provision with the tenant prior to entering into a rental agreement and that after doing so the tenant agrees to each and every nonstandard provision contained herein that have been individually initialed by the tenant and which have not been intentionally stricken.

Date: _____ _____
Tenant

_____ _____
Tenant

_____ _____
Tenant

Landlord / Agent for Landlord



RULES AND REGULATIONS

1 The following rules and regulations are a part of the lease dated _____ between the Resident and Landlord.

2 ADDRESS: _____

- 3 1. FOR THE COMFORT AND CONVENIENCE OF ALL RESIDENTS AND TO INSURE PROPER USE AND CARE OF THE
4 PREMISES, RESIDENT SHALL **NOT BE PERMITTED TO:**
5 A. Allow any sign, advertisement, or notice to be placed either inside or outside the building without receiving the
6 Landlord's written consent. There are to be no rummage and/or furniture sales.
7 B. Make or allow any improper or disturbing noises or odors in the building at any time, or to sing or play any musical
8 instruments, television, radio or stereo in a way or at times which might be objectionable to other residents.
9 C. Allow any article to be placed upon window ledges or dropped from window. Cover or obstruct any window, skylight or
10 door, or install awnings not approved by Landlord.
11 D. Throw or sweep dirt or beat or shake rugs upon or from porches or into the halls of the building or from any window,
12 door, or other opening in the building. Rugs or welcome mats must meet approval of Landlord.
13 E. Mark or deface any part of the building.
14 F. Varnish, paint, wallpaper, or decorate any walls, floor, or woodwork without the approval of the Landlord. Any colored
15 surfaces must be returned to "white" at the end of the lease term.
16 G. Allow children to loiter or play in the halls, stairways, basement, garages, or other parts of the building used by the
17 public and other residents.
18 H. Allow garbage, newspapers, or refuse to remain in the apartment overnight, or to litter the halls or outside of the building.
19 Garbage must be placed in tied plastic bags and deposited in the receptacle provided by the Landlord for that purpose.
20 I. Residents are not allowed to place newspapers, magazines of other recyclable items in receptacle if local ordinance does not
21 permit.
22 J. There are to be no live Christmas trees or live wreaths in apartment.
23 K. To open windows and storm windows in winter in such a fashion as to allow heat to escape continuously for over 15
24 minutes or in the summer to allow rain to enter.
- 25 2. The streets, sidewalks, entrances, halls, stairways, porches, and fire escapes shall not be blocked or used by the Resident
26 for any purpose other than going into or leaving the building. The lights in these places shall be repaired or replaced only
27 by the Landlord. These areas shall not be used for storage of any material, including bicycles, wagons, toy boxes,
28 etc. This also applies to garages and basement open areas.
- 29 3. Residents must supply and replace all burned out light bulbs in the apartment itself, and under no condition shall light
30 bulbs outside of the apartment be removed by the Resident. Resident shall only use proper sized wattage bulbs in fixtures.
- 31 4. Resident shall not permit the premises to be used for any unlawful purpose or any purpose that will, in the sole
32 judgment and discretion of Landlord, injure the reputation of the premises or the building of which the premises are a part.
- 33 5. Resident shall not do anything in the building or keep anything in the building which will in any way increase the
34 risk of fire, or which is against the fire laws or regulations of the Fire Department or any insurance policy on the building.
- 35 6. Landlord shall not be responsible for any property of the Tenant or any items left with or delivered to the building Manager.
- 36 7. Resident shall not interfere with any part of the heating, lighting, refrigeration or cooling machinery, or controls in the
37 building, nor shall he interfere with the plumbing equipment in the building.
- 38 8. For safety reasons, no outside radio or television ariel, satellite dish or air-conditioner shall be installed by the Resident or others without
39 receiving the written consent of the Landlord. Landlord can remove such property and charge the cost to the Resident.
- 40 9. Resident shall cooperate with the building Manager to keep the lawn clean and in good condition, including immediate
41 areas around entrances.
- 42 10. Landlord shall not be responsible to the Resident because other residents do not follow these rules and regulations.
- 43 11. Telephones: The apartments have been prewired with telephone outlet boxes.
- 44 12. Landlord may request Resident to pay rent in the form of cash, cashier's check, or money order.
- 45 13. No water beds, of any form, are permitted inside the leased premises.
- 46 14. Immediately upon vacating the leased premises, Resident must physically return to the Landlord, all door keys, mail box
47 keys, and garage door openers provided Resident at the time he took occupancy of said premises.
- 48 15. Resident must notify Resident Manager before Resident leaves his leased premises unoccupied for a period of seven (7) days or longer.
- 49 16. Never hesitate to report to the Landlord if something is not working properly.

50 **SMOKE DETECTORS:**

- 51 17. Resident acknowledges that all smoke detectors in the unit are working properly. State law also requires the Resident to
52 maintain all smoke detectors in the unit. Resident agrees to immediately provide any maintenance necessary to make the
53 smoke detector functional or provide Landlord written notification of the required maintenance.

54 **SPECIAL PROVISIONS:** _____

55 _____
56 _____
57 _____
58 _____
59 _____

60 THE TERMS AND CONDITIONS ON REVERSE SIDE ARE PART OF THIS FORM.

61 _____
62 Resident's Signature Date Resident's Signature Date

63 _____
64 Resident's Signature Date Resident's Signature Date

65 _____
66 Landlord/Agent for Landlord Date

- 67 18. Residents are responsible for guests, relatives, or children at all times. Residents will be held liable for all damages caused
68 by guests, relatives, or children. Further, if the guest(s), relative(s), or child(ren) of the Resident(s) disturb other Tenants,
69 breach the peace, damage property of the Owner or other Tenants, or otherwise violate the Lease or these Rules and
70 Regulations, the acts by the guest(s), relative(s), or child(ren) of the Resident(s) will be grounds to evict the Resident.
71 19. If there is a pool on the premises, it is used at Resident's risk. The Resident is responsible for his guests.
72 20. The Landlord shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for
73 the safety, care and cleanliness of the building(s).
74 21. Resident cannot change locks. Landlord must have a key for each lock in apartment.
75 22. It is the responsibility of all new Residents to have the necessary utilities placed in their name on date of occupancy.
76 23. Residents are not allowed to instruct any contractors hired by Landlord to provide other services not authorized.

77 **HEATING:**

- 78 24. During severe or prolonged cold weather, in order to eliminate the possibility of frozen heating pipes, if your apartment has
79 an individually controlled thermostat, **DO NOT TURN THE THERMOSTAT BELOW 68 DEGREES EVEN WHEN YOU ARE NOT**
80 **IN THE APARTMENT. DO NOT LEAVE THE WINDOWS OPEN.**

81 **PLUMBING:**

- 82 25. The Resident shall be responsible of the cost of all plumbing repairs resulting from improper use of plumbing facilities by
83 the Resident. **DO NOT** dispose of cloth, metal, wool, plastic, or such articles in wither the toilet or sinks. If the apartment is
84 equipped with a garbage disposal, it will remove most food waste, except large bones and corn cobs. Be sure to have cold
85 water running at all times garbage is going through the disposal, and leave water running 1 minute after turning disposal
86 off. Please do not use the garbage disposal after 10:00 P.M.
87 26. Resident shall immediately report to Landlord any leaking pipes, faucets, or continual running of toilet tank.
88 27. Resident shall not let water run except in actual use.
89 28. Resident shall do laundry only in the rooms provided for that purpose. Residents will operate washers and dryers only
90 between the hours of 7:00 A.M. and 9:30 P.M.unless otherwise posted in the laundry room.
91 29. In properties where Residents are permitted to hook up their own washer and dryer, Resident can connect at no charge if
92 hook-ups are available for Resident's apartment, otherwise there is a one-time \$75.00 installation fee to provide electric,
93 gas, or water service, or at cost if less than amount stated.

94 **VEHICLES:**

- 95 30. Resident shall use only the parking space which is assigned by the Landlord. No guests or visitors shall be allowed to park
96 in the area provided for other residents. The Resident must register the license number of the automobile to be parked in
97 the parking space assigned to the Resident with the Landlord, and only the registered vehicle is permitted to be parked in
98 the assigned space.
99 31. Resident shall not park any commercial or recreational, or any other vehicle powered by gasoline, storage battery, or any
100 other liquid fuel in or about the leased premises.
101 32. At no time is Resident allowed to change oil, maintain, or repair Resident's or other's vehicle on premises.
102 33. If there are indoor or outdoor parking areas, the Resident is responsible for keeping the area neat and clean. No vehicles
103 without current license plates, with flat tires, or dead storage will be allowed on premises. Vehicles will be towed away at
104 the Resident's expense if not cured within 48 hours of written notice by Landlord.
105 34. Resident is not allowed to drive any vehicle on the grass/sidewalk area for loading or unloading purposes at any time.
106 35. Tenants are not permitted to wash or repair any vehicle in the parking area (whether an inside or outside area).

107 **INSURANCE:**

- 108 36. The Landlord shall not be responsible for any loss or damage to the property of the Resident stored in rented premises,
109 garages, parking areas, lockers, store rooms, outlots or common areas, or any storage space. Resident uses this space at
110 his own risk.
111 37. **Landlord's insurance excludes coverage of Tenants personal property. It is the responsibility of the Resident to**
112 **provide insurance coverage (Renters Insurance) for personal property kept in his/her apartment, storage area,**
113 **common area, or any area on Landlord's property.**

114 **PETS:**

- 115 38. Resident shall not be permitted to keep dogs, or other unauthorized, pets in the apartment.