

APARTMENT LEASE

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 to by the parties):

TENANT: Number of occupants: _____ Names: _____

RENT: Rent of \$ _____ for premises and \$ _____
 for other (specify) _____
 is due on the 1st of each month and is payable at :
652 W. Hillcrest Rd. #102, Saukville, WI 53080

LANDLORD: Hillcrest Road Apartments, LLC
(doing business as Harvest Meadows Apartments)
AGENT: Agent for maintenance, management, collection
of rents and service of process:
Hillcrest Road Apartments, LLC
652 West Hillcrest Road, #102
Saukville, WI 53080

An additional fee of \$25.00 will be charged if rent payments are not received on or before the fifth (5th) of the month. A \$35.00 charge will be assessed for NSF checks. If two NSF checks are received in a 12-month period, all further rent payments will be required to be in the form of a money order or cashier's check, at the discretion of management. No cash will be accepted. **All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Lease unless this sentence has been stricken.** Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Lease.
 Other Landlord or Tenant obligations:

PREMISES: Building Address

 West Hillcrest Road

 Saukville, WI 53080

Unit Number _____ Unit # _____

UTILITIES: Check if paid by:

	Landlord	Tenant
Electricity		X
Gas	N/A	N/A
Heat		X
Sewer/Water	X	
Hot Water		X
Trash	X	
Air Conditioning		X
Telephone		X
Cable Television		X

If utilities or services payable by the Tenant are not separately metered, Tenants share of payments are allocated as follows: _____ N/A _____.

TERM: (Strike either (a) or (b))
~~(a) Month to Month beginning on _____, 20____, or~~

(b) For a term of _____ months/beginning on _____, 2006 and continuing to _____, 20____

After the expiration of the initial term, this lease shall automatically renew on a month-to-month basis until terminated. Tenant must give Landlord a minimum of 60 days notice to terminate this lease. A lease may be terminated only on the last day of a month.

SECURITY DEPOSIT: Upon execution of this Lease, Tenant shall pay a security deposit in the amount of \$ _____ to be held by Hillcrest Road Apartments, LLC. 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. Surrender shall include vacating of the Premises and return of Landlord's property held by Tenant, including keys. Surrender shall not occur until Tenant has vacated the Premises and Landlord has notice or knowledge of Tenant's vacation of premises. If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement specifically describing any damage and accounting for any amount legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. No deduction may be made for any damage charged against the previous Tenant's security deposit and Landlord shall provide Tenant a written description of such charges before a security deposit is accepted, or at the same time the previous Tenant is notified of security deposit deductions, whichever occurs later. Tenant has 7 days from the beginning of the term of the Lease to notify Landlord of any damage or defect existing prior to the Tenant's occupancy and no deduction from the security deposit shall be made for any such damage or defect of which written notification is given within the time stated. **Tenant may not use the security deposit as payment of the last month's rent without the written permission of Landlord.**

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 and return of Landlord's property, payment of rent, performance of any act for which a date or deadline is set in this Lease or by law, and _____ N/A _____. (Strike any parts not applicable)

PARTIES FAILING TO PERFORM BY A "TIME IS OF THE ESSENCE" DEADLINE WILL BE IN BREACH OF THIS LEASE IMMEDIATELY UPON PASSING OF THE DEADLINE.

SPECIAL PROVISIONS: _____

Pets (are) (~~are not~~) permitted. (Cats only) (Strike as applicable. If neither are struck, pets are not permitted.)
 Special Provisions relating to pets: If Tenant has a pet Tenant will pay a \$150.00 refundable Pet Fee.

THIS LEASE INCLUDES THE PROVISIONS ON THE REVERSE HEREOF.

Landlord has previously provided Tenant a copy of the lease and any rules and regulations. Landlord shall give Tenant the check-in sheet on or before commencement of this Lease.

NOTE: SIGNING OF THIS LEASE CREATES LEGALLY ENFORCEABLE RIGHTS. LANDLORD AND TENANT SHOULD CONSULT LEGAL COUNSEL REGARDING QUESTIONS AS TO THEIR LEGAL RIGHTS UNDER THIS LEASE.

Those riders listed below are attached to this Lease and are incorporated herein and made part of this Lease.

Community Guidelines _____ Non Standard Rental Provisions _____

Lease addendum on mold _____ Renter's Insurance Acknowledgement _____

LANDLORD/AGENT _____ DATE _____ TENANT _____ DATE _____

TENANT _____ DATE _____ TENANT _____ DATE _____

TENANT _____ DATE _____ TENANT _____ DATE _____

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 of this Lease.

NAME _____ SIGNED _____

ADDRESS _____ SIGNED _____

CONTROLLING LAW:

Landlord and Tenant understand their rights and obligations under the Lease are subject to statutes, rules and ordinances, including Chapter 704, Wisconsin Statutes, Wisconsin Administrative Code Chapter Ag 134, and applicable local ordinances.

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

POSSESSION; ABANDONMENT:

Landlord shall give Tenant possession of the Premises as provided herein. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Lease, including any extension or renewal, or its termination in accordance with its terms or the law. If Tenant abandons the Premises before expiration or termination of this Lease, its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Lease, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less costs of re-renting, to Tenant's obligations under this Lease. Tenant shall remain liable for any deficiency.

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

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

USE: GUESTS:

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

Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other 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 two weeks without written consent of Landlord in which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the Premises or the building or developments which they are located by Tenant or Tenant's guests and invitees.

MAINTENANCE:

Landlord shall keep in reasonable state of repair the structure of the building in which the Premises are located, those portions of the Premises under Landlord's control and all equipment under Landlord's control necessary to supply services Landlord has expressly or impliedly agreed to furnish such as heat, water, elevator or air conditioning. All requests by Tenant for non-emergency maintenance services by Landlord must be in writing, provide authorization for Landlord to enter, and identify reasonable time periods during which entry for maintenance is authorized.

Tenant shall maintain the Premises under Tenant's control in a clean and as good a general condition as they were at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excepted. Tenant is responsible for minor repairs including but not limited to replacement of smoke detector batteries, light bulbs, fuses and washers. Tenant shall not, without permission in the building rules or specific written approval of Landlord, physically alter or redecorate 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, or attach or display anything which substantially affects the exterior appearance of the Premises or the property of which it is a part.

Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to insure the habitability of the Premises and prevent damage to the Premises and the building in which they are located.

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

RULES:

Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges receipt of these rules prior to signing this lease. Any failure by Tenant to comply substantially with the rules is a breach of the Lease. Landlord may make reasonable amendments to the rules and any amendment shall become effective no sooner than 14 days after the amendment is mailed or delivered to Tenant. If an amendment materially and adversely affects Tenant's use of the Premises, Tenants may at any time before it becomes effective terminate this Lease by giving Landlord not less than 28 days' written notice, effective as of the end of a rent-paying period, citing the amendment and its effect on Tenant's use of the premises.

BREACH; TERMINATION:

If this lease is for a term of one year or less, should Tenant neglect or fail to perform and observe any of the terms of this Lease, Landlord shall give Tenant written notice of such breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least 5 (Five) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action to expel Tenant from the 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 a notice and has remedied the breach or been permitted to remain in the Premises, and within one year of such previous breach, Tenant commits a similar breach, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving of the notice.

CODE VIOLATIONS; ADVERSE CONDITIONS:

If the Premises or the building in which they are located are currently cited for uncorrected building or housing code violations, or contain conditions adversely affecting habitability (including lack of hot or cold running water, lack of operating plumbing or sewage disposal, unsafe or inadequate heating facilities, no electric service, unsafe electrical system, or hazardous conditions or structure) these are listed under Special Provisions, or a separate addendum to this 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.

If the Premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant 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. 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 which does not render them untenable, Landlord shall repair them as soon as reasonably possible.

REPAIRS:

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

ENTRY BY LANDLORD:

Landlord may enter the Premises occupied by Tenant at reasonable times with 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, or 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.

Tenant shall not add or change locks without obtaining the Landlord's written permission AND immediately provide Landlord keys to permit access to the Premises. Landlord shall not add or change locks without obtaining the Tenant's written permission unless the addition or change of locks is made pursuant to court order. Improper denial of access to the Premises is a breach of the Lease.

ASSIGNMENT, SUBLEASE; CHANGES:

Tenant shall not assign this Lease or sublet the Premises or any part thereof without the written consent of Landlord, which will not be unreasonably withheld.

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

Non-Standard Rental Provisions

Security Deposit Deductions: In addition to the standard security deposit deductions allowable under ATCP 134.06, the landlord may deduct the following items from the security deposit, if not paid by the Tenant(s) by the end of the tenancy:

Tenant(s) Initials

1. Mitigation costs allowable under Chapter 704 of the Wisconsin Statutes, including, but not limited to, advertising costs, rental commissions, sublet fees, and/or showing fees.

2. Charges for re-keying, changing locks, or replacing keys if all keys are not returned at the end of

the tenancy; charges for replacement keys and/or re-keying during the term of the tenancy as a result of the loss of keys by tenant(s) or other circumstances caused or created by tenant(s).

3. Bank fees for checks returned for non-sufficient funds or for the account being closed.

4. Lease buyout or sublet fees.

5. Repayment of any promotional offers or rental incentives (such as free rent).

6. Late fees or unearned discounts as provided in the lease agreement.

7. If Landlord pays a referral fee to an organization (such as Rent.com) for referring the tenant to the Landlord; and if Tenant does not complete 12 months of paid occupancy, then Tenant shall repay Landlord for the cost of the referral fee. As of the date of this lease, the referral fee paid by Landlord to Rent.com is \$389.00. Therefore, if Tenant fails to complete 12 months of occupancy, Tenant will owe Landlord \$389.00 which Tenant hereby authorizes Landlord to deduct from the security deposit.

Entry into Leased Premises:

Tenant(s) Initials

1. Landlord may enter a tenant's dwelling unit at reasonable times without advance notice to tenant to investigate or correct a situation or circumstance (such as a water leak) that adversely affects the premises or other tenants.

Pet Damage:

Tenant(s) Initials

1. If Tenant chooses to have a pet on the premises, costs to repair soiled carpets (removal of urine and feces stains and odor) and pest extermination (e.g. fleas) expenses are considered damage beyond normal wear and tear as defined in Wisconsin Administrative Code. §ATCP134.06(3) Tenant agrees to pay costs of said carpet repair and exterminating, and specifically authorizes Landlord to deduct charges for same from Tenant's security deposit if not sooner paid. Nothing herein shall be construed as an authorization for Tenant to keep a pet on the premises without written permission.

Authorization To Enter For Repairs:

Tenant(s) Initials

1. In the event Tenant requests maintenance or repair services inside the premises without specifying that Landlord must contact Tenant before performing such repairs or maintenance and without specifying a proposed time for maintenance or repair personnel or Landlord's designated agents and contractors to enter the unit, Tenant's request for such repairs or maintenance shall automatically be considered authorization for Landlord or its designated agents or contractors to enter the premises without further notice to Tenant as follows: Landlord's maintenance and repair personnel may enter the premises during reasonable business hours, and within a reasonable time from when the repairs or maintenance are requested.

Lease Addendum – Community Guidelines

We at Harvest Meadows Apartments are very pleased that you have chosen to make your home with us, and we hope that you will find Harvest Meadows a pleasant and comfortable place to live. We have compiled the following information, rules, and suggestions to facilitate your moving in and to ensure the comfort and well being of you and all of our Tenants. This Addendum is part of your lease.

RENTAL OFFICE

The leasing office is located at 652 Hillcrest Road #102. Our office hours are by appointment or as posted. Please contact us should any questions arise. We strongly suggest that maintenance or service requests be called into the office first thing in the morning, so that they may be scheduled for completion the same day, whenever possible. For after-hour maintenance emergencies, call the office at 262-284-0037. The outgoing message will have the emergency number to call.

RENT PAYMENTS

A. All rent is due and payable on the FIRST OF EACH MONTH. No postdated checks will be accepted. Tenant must pay all rent, security deposit, and any other monthly charges directly to the office address listed under Rental Office above.

B. A late fee of \$25.00 will be charged for any rent received at our offices on or after the fifth day of the month. Any payments received after 5:00 PM on the fifth of the month will be considered late, regardless of the postmarked date on mailed payments. This includes any rent left in the drop box. Rent payments left in the drop box after 5:00 PM will be considered as received on the next business day.

C. If rent is paid by check, and the check is returned by the Bank for any reason the Tenant will be charged a \$35.00 fee plus the late fee for that month. A "Five-day Notice to Vacate or Cure" will be issued. A second returned check will result in suspension of the privilege of paying by personal check and will require any and all future payments to be made by cashier's check or money order. If the Tenant continues to send Personal checks after suspension of their personal check privilege, Owner may return checks uncashed and consider the account delinquent with all applicable accrued late fees.

D. Rent payments should be made payable to Hillcrest Road Apartments, LLC and mailed or hand-delivered to 652 W. Hillcrest Road #102, Saukville, WI 53080. For your convenience, a locked rent drop box is located in front of the office. Your payments must be in the form of a check, money order or cashier's check. Please make sure that your Apartment Address is clearly marked on your payment. For your safety and ours, WE DO NOT HANDLE OR ACCEPT CASH.

E. Tenant may not add new Tenants without PRIOR Owner approval. If new Tenants are approved, Owner reserves the right to require additional rent.

APARTMENT USE

The Tenant understands that their apartment is for residential use only, and is not to be used for commercial purposes.

UTILITIES

It is the responsibility of each Tenant to establish electric and phone service in his/her/their name(s) prior to move-in. You may contact AT&T/SBC (800) 660-3000 to establish your phone service. To establish your electric service, please contact WE Energies at (800) 242-9137. Cable service is available through Time Warner at (800) 242-4725.

Heat must be maintained at a temperature of at least 55° F at all times. When exterior temperatures are very low, you may be required to maintain temperatures at a minimum of 68° F to prevent frozen pipes. Tenant will be responsible for any damage to apartment due to Tenant's failure to maintain adequate heat. If Tenant moves out of the apartment prior to the lease ending date, utilities will remain under Tenant's name. Any utility charges incurred during this time frame will be charged to the Tenant.

SMOKE ALARMS AND DETECTORS

All required smoke detectors and fire equipment have been properly installed on the premises for the protection of the Tenants. Smoke detectors, fire extinguishers and alarm pulls are not to be removed or disabled. Wisconsin State Statute 941.12 states that whoever interferes with, tampers with, or removes, without authorization, any smoke detectors, fire extinguishers, or any other fire equipment, is guilty of a felony. Smoke detectors may be checked during normal business hours with proper notification. The maintenance staff will be entering your apartment to test your smoke detector to ensure that it is working properly. This is required by law and is for your own protection. In the event there is a fire,

YOU MUST CALL the Fire Department to notify them of the situation if you hear an alarm in the hallway. The building alarms do not function to summon the Fire Department, but act as a warning to building Tenants only.

It shall be the responsibility of the Tenant during the term of his/her tenancy to inform the Owner IN WRITING of any malfunction of smoke detector or building alarm, including the need for a new battery.

Tenant Initials: _____

Owner shall have five (5) days upon receipt of said notice to comply with the request to repair or replace the defective device. This means that if you fail to notify the Owner in writing, if you disconnect the alarm, or if you remove the battery for any reason, and your apartment or any other area of the building is damaged by fire that started in your apartment, you may be held liable for such damage. Excessive smoking and steam from the shower may set off the smoke detector.

PROTECTION OF PERSONAL PROPERTY

Each Tenant is responsible for the protection of his/her possessions from all hazards including fire, theft and water damage, including items placed in storage. We suggest Tenants have Renter's Insurance prior to move-in to cover any damage that may result. Tenant is NEVER allowed to store personal items or trash in ANY common area (i.e. hallways, stairwells, attics, etc.).

PETS

No pets will be allowed in any apartment unless otherwise specified in the lease. A separate pet addendum must be signed, and a deposit and/or fee is required. A visiting pet is also considered a violation of the lease agreement.

COMMUNITY APPEARANCE

We would like to keep the appearance of Harvest Meadows Apartments as attractive as possible. Absolutely no items are to be hung from or placed on the face of the building. Your bicycles or mopeds are not to be left on the grounds or sidewalks or attached in any manner to the buildings or lampposts. A bicycle rack is provided for you. The premises shall in no way be defaced with signs, advertisements or TV antennas. No signs or other displays are to be placed in windows or on any exterior walls or partitions. Hallways must be kept clear, as the presence of any objects is a violation of the Fire Code. This includes, but is not limited to, trash, bikes, boxes, furnishings, plants, doormats, shoes, toys, etc. Tenant is responsible for maintaining a state of cleanliness in and around the premises so as not violate any City or State health or safety codes. Any fines assessed for violation of such codes must be paid by Tenant. Legal action by the Owner may result from continued violations.

SATELLITE DISHES

Tenants may install satellite dishes in their apartments. Tenants living in units that can receive satellite signals who wish to install satellite dishes must adhere to the following rules:

- A. Dish must not interfere with or be connected to Owner's cable, telephone or electrical systems or those of neighboring properties with one exception: Dish and equipment may be plugged into the electrical outlets provided by Owner in the Tenant's apartment.
- B. Dish must be installed within the apartment or on a patio or balcony that is part of the apartment. Tenant may not install a satellite dish on an exterior wall. Tenant may not install a dish in any common area, such as the roof or a tree.
- C. Dish must be securely mounted and may not extend beyond the edge of the apartment, patio or balcony. The dish may not hang out the window. This dish must be mounted in such a manner that it cannot become dislodged.
- D. Tenant may not install any satellite dish larger than two feet across its widest part. Only one satellite dish will be allowed per apartment.
- E. Dish must be installed by a professional and witnessed by our maintenance staff. Tenants may not install a dish themselves. Tenant must hire a professional to install dish, schedule an appointment with our office, and our maintenance staff will witness the installation.
- F. Tenant must not damage the apartment or building when installing the satellite dish. Tenant may not drill holes in or otherwise alter railings, exterior walls, floors, or any other location where holes might impair the building's weatherproofing, or where there is a risk of striking electrical or water lines.
- G. If the satellite dish is located outside the apartment, the exterior equipment may be connected to the interior equipment only by one of the following methods: (1) running a flat cable under a door jam or window sill in a manner that does not interfere with the use of that door or window; (2) running a cable through an already existing hole in the exterior wall that does not require any enlargement; (3) connecting cables through a window pane without drilling a hole in the window pane (such as some cellular phone antennas are attached to car windows); wireless transmission of the signal.
- H. Tenant is responsible for all maintenance and upkeep of the dish and equipment and must remove all dish and equipment upon vacating the apartment. Tenant must pay for any damage and reasonable repairs and painting required to restore apartment to the condition prior to installation of dish.
- I. Tenant is liable for any injury or damage to persons or property caused by the dish, and Tenant must maintain liability insurance covering any such injury or damage. Tenant installs and operates dish at his own risk. To ensure that Tenant is able to pay damages in the event that the dish causes injury or damage, Tenant must purchase and maintain liability insurance for the dish for as long as Tenant has it at our community. Tenant must provide us with proof of this insurance.

LAUNDRY AREAS

A laundry facility is available to all Tenants. We ask that you keep this area clean and presentable at all times. To avoid theft and/or damage, please remove finished laundry from the machines immediately upon completion. Harvest Meadows Apartments is not responsible for any lost, stolen, or damaged personal belongings. Laundry room hours are from 7:00 a.m. to 10:00 p.m. Please be considerate of your neighbors.

BARBECUES

Tenants are NOT permitted to leave barbecues / grills unattended. Caution must be exercised as well as proper safety procedures observed. OWNER RESERVES THE RIGHT TO PROHIBIT USAGE. Barbeque Grilling will be permitted a minimum

Tenant Initials: _____

of 20 feet from the buildings or in designated areas. Gas grills are NOT permitted at Harvest Meadows Apartments. Coals must be properly disposed of in designated containers near the dumpsters.

PARKING

Management designates parking. All vehicles must be registered with the office. Do not allow your visitors to park in vacant spaces. Cars parked illegally in a parking space are subject to be towed away at the owner's expense. Your visitors should be parked at visitor's parking area. Tenant should notify Harvest Meadows Apartment management immediately if a vehicle, other than the one registered, is being used. Provisions will be made only if the vehicle is being repaired or has been sold and a new one is replacing it.

Cars parked in fire lanes, handicapped spaces, without proper designation, or blocking the dumpsters will be ticketed and/or towed at the vehicle owner's expense. Vehicles shall not be parked on driveways or roadways as these must be clear for emergency vehicles; violators will be ticketed and/or towed at the owner's expense. Pickup trucks without bed toppers must remain empty at all times. Boats, trailers, snowmobiles, and other recreational vehicles are not permitted. If any such vehicles are detected, they will be ticketed and/or towed at the vehicle owner's expense. Parking stalls are for passenger vehicles only. Parking is allowed in designated areas only. When parking, please stay within the painted lines. All vehicles must be operable and have current motor vehicle plates. You must furnish us with the name and license number of your vehicle for security purposes. All vehicles must be removed from the parking area between the hours of 9:00 a.m. and noon the day after a snowfall in excess of one inch to allow complete plowing and snow removal. No visitors are allowed to park on the lot. All unauthorized vehicles will be ticketed and towed at the owner's expense. No vehicles, including moving trucks, are to be driven on the lawn under any circumstance.

All vehicles must be moved every 48 hours. Non-licensed, abandoned, or inoperable vehicles are not to be left in the lot for more than 48 hours. This includes, but is not limited to, vehicles with flat tires, on blocks, and with "FOR SALE" signs on them. At no time may vehicles or cycles be "worked on" in the parking areas. This includes any mechanical work, oil changes, tire changes, washing of cars, etc. Parking is not allowed in the fire lanes or areas marked "NO PARKING". In accordance with fire safety regulations and general safety, we cannot allow electrical cords for engine heating purposes.

Any vehicle in violation of the parking rules will be posted with a 48-hour notice. After the expiration of 48 hours, the vehicle will be towed at the vehicle owner's expense. The Landlord is not responsible for any damage or liability from towing. Each Tenant is responsible for the protection of his or her possessions from all hazards including theft, vandalism, weather damage, etc. The Tenant is responsible for insuring all possessions. The Owner is not responsible for damage to vehicles or possessions.

Make, Model, Color

License Number

Make, Model, Color

License Number

BICYCLES

No bikes will be permitted in the apartments or in halls, balconies, patios, etc. Bikes will only be permitted on the provided bike racks. Bikes are not to be on the stairs or landings, or attached to any post inside or outside other than what is specifically designated for bikes. Bikes may be removed at the bicycle owner's expense if found in locations where they are not permitted.

WALL DECOR

Accessories make a home, and we certainly do not expect you to live with bare walls. Please use small finishing nails to hang pictures. Do not use stick adhesive or wall anchors to hang pictures, as they are very damaging to the walls. Tenant will be charged for any required repair or painting. Tenants may not paint the walls or ceilings of their apartments without prior written management approval. If Tenant is granted permission to paint the walls or ceiling a different color than what existed at move-in, Tenant must pay to have the apartment returned to its original color upon move-out.

WINDOW COVERINGS

Blinds are provided by the Owner. No colored material, tin foil, blankets, sheets, towels or other than white material may show in the windows without Owner's permission.

FURNITURE

Furniture must not be placed against the heating or cooling units while units are in use. To do so creates a serious fire hazard, and may cause damage to the furniture or to the apartment. Such damage will be the responsibility of the Tenant.

CHILDREN

Children must be accompanied by an adult when inside and outside of the apartment. Supervision of children is the responsibility of the children's guardian. This includes while they play on the playground. CHILDREN ARE NOT ALLOWED TO PLAY IN THE HALLS OF THE APARTMENT BUILDINGS.

Tenant Initials: _____

ENTERTAINING

We want you to enjoy living at Harvest Meadows Apartments with as few restrictions as possible. Sociable and friendly gatherings are welcome. We do ask that you be considerate of your neighbors and that parties do not become boisterous, obscene or objectionable to other Tenants. You are responsible for the conduct of your guests, both within your apartment and on our premises in accordance with these rules. Stereos, radios and TVs are to be kept at a reasonable volume.

STORAGE

Storage of personal belongings is allowed only in designated areas. This applies to items such as bicycles, boxes and excess furniture. Items in undesignated areas may be removed and disposed by management. Tenants may not store combustibles or explosives in the storage areas (gas grills, firearms, paint thinner, etc.) Owner will not be responsible for any of the items that are stored on the property and are damaged or destroyed during the Tenant's tenancy, Tenant must provide personal property insurance for personal items. City and State fire codes forbid using halls for storage of trash or any person items. They also forbid blocking of doorways intended for secondary egress. Strict fines can be imposed for violation of this code.

WATERBEDS

Waterbeds will be allowed on the premises as long as Tenant provides proof of insurance and a letter from Tenant's insurance agent verifying coverage. Tenant will be liable for any damage that may be caused by waterbeds.

INTERCOM ENTRY

DO NOT LET SOMEONE IN YOU DO NOT KNOW!!! Both doors to each building are to remain CLOSED AT ALL TIMES. Do not leave or prop open doors for any reason!

LOCK-OUTS

If a Harvest Meadows employee is available during business hours, a locked out tenant will be let into their apartment, provided proper identification of tenancy is given. Children under the age of 18 will not be let into an apartment without permission of an adult Tenant who signed the lease. Because of liability concerns, if a lockout occurs after hours, staff will not open the apartment. Tenant must call a locksmith at his or her own expense.

SOLICITORS

Door-to-door soliciting is not permitted in any building. Please notify the Office immediately if solicitors make attempts on site. If Tenant wishes to solicit any information, it may only be done with express permission of management (most likely through a newsletter).

TRASH DISPOSAL

It is Tenant's responsibility to place all trash in the appropriate containers in the dumpster enclosure areas. Tenants may not leave bundles, refuse or articles on balconies, patios, laundry areas or in any common area outside the dumpsters. Separate containers for cardboard, plastic/glass/aluminum and trash have been provided. Tenant understands that recycling is mandatory in the Village of Saukville and it is their responsibility to comply with the recycling program. Tenant must pay any fines imposed on Owner for Tenant's violation of such laws.

PRESENCE OF DRUGS

In the Tenant's unit or in any common/public area of the premises, including, but not limited to, hallways, parking areas, maintenance areas and laundry rooms, Tenant shall not engage in or permit any drug related criminal activity or any activity that endangers or is likely to endanger the health or safety of other Tenants, or any activity that is, in Owner's sole discretion, otherwise injurious to Harvest Meadows Apartments. Instances of such conduct shall include but not be limited to, Tenant permitting any co-Tenant, occupant, member of Tenant's household or family, guest, invitee, subtenant or other persons Tenant permits, to use, manufacture, purchase, sell, or otherwise distribute illegal drugs or illegal drug-related paraphernalia in or about the premises. The foregoing restrictions, rules and regulations are material obligations under the lease agreement, and a violation thereof IS a material breach of the lease agreement. For purposes of this section, Owner's receipt of complaints from other Tenants or Owner's employees shall be evidence that Tenant has violated the foregoing restrictions.

ROOM-MATE INFORMATION / HOUSEHOLD CHANGES

Tenant understands that all adults in the household are held "jointly and Severally Liable". This means that each person is responsible for the FULL amount of the rent. Tenant is not permitted to change roommates in the middle of a lease period without written consent from the Owner. Additional persons may be ADDED to the lease, after the first six months of the original lease, with management approval, but no person may be removed from the lease until the term of the lease expires. There will be a \$50.00 charge for any new persons added to the lease. This does not apply to minors.

RENEWAL

Your Lease consists of an initial lease term and then reverts to "month-to-month" status. After the expiration of the initial term, this lease shall automatically renew on a month-to-month basis until terminated. Either party must give the other party a minimum of 60 days notice to terminate this lease. A lease may be terminated only on the last day of a month.

Tenant Initials: _____

MOVING OUT

A member of Harvest Meadows Apartments staff will perform a pre-move out inspection during the last month prior to Tenant vacating the apartment to check for any possible maintenance problems. Tenant must contact the management office no less than 7 days prior to vacating to arrange a time to check out. Office staff will perform a move out inspection, whether or not Tenant is present.

Your apartment should be thoroughly cleaned. Tenant will be charged for any cleaning required after vacating. All keys must be returned to the Office at the time you vacate. There will be a charge for any keys not returned on the move-out date.

For Tenants who fail to vacate by noon on the last day of the lease term, there will be an OVERSTAY CHARGE of actual damages, or in absence of proof of greater damages, the Owner may recover as minimum damages twice the rental value apportioned on a daily basis for the time the Tenant remains in possession. Possession is considered to be relinquished to Owner when the apartment is vacated and all keys are returned.

Tenant must provide the management staff with a forwarding address for return or accounting of security deposit. If such forwarding address is not provided, the accounting of the security deposit will be sent to the Tenant's last known address (which may be the Tenant's former unit). TENANT(S) MAY NOT APPLY THE SECURITY DEPOSITS TO THE -LAST MONTH'S RENT. Any items that are the property of the building. (i.e. blinds, window screens, etc.) may not be removed from the premises. Costs for any damage to the apartment or buildings due to, Tenant's negligence may be charged to Tenant at professional rates for supplies and labor.

SECURITY DEPOSITS

Any remaining security deposit will be forwarded to the Tenant along with an itemized list of charges within 21 days of the surrender of the premises, or as provided by law. The security deposit will be sent as a SINGLE CHECK made payable to all Tenants who are parties to the rental agreement. Pet deposits may also be returned at this time.

MOVING IN

Owner agrees to have your apartment in clean, tenantable condition at the time of move in. If for some reason the apartment is not in satisfactory condition upon, move-in, please record any deficiencies on the MOVE-IN INSPECTION form. This form must be completed and returned to the Office no later than seven days after moving in. Damages not recorded on the move-in inspection sheet may be charged to Tenant upon moving out. Failure to turn in your MOVE-IN INSPECTION form shall make you responsible for all damages and cleaning upon move out.

Tenant hereby acknowledges receipt of the MOVE-IN INSPECTION form. Tenant understands that failure to return the completed form or provide other written documentation on the apartment's condition within 7 days after moving in will result in Tenant being held responsible for any damages or defect that exists.

These Rules and Regulations are a permanent legal addition to the lease agreement. Failure to adhere to the terms of these rules will be considered a breach of contract and grounds for legal action and/or termination of lease. The Owner shall reserve the right to make other such rules and regulations as deemed necessary for the safety, care and cleanliness of the premises.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Owner Representative: _____ Date: _____

Lease Addendum

Renter's Insurance Acknowledgement

Studies have shown that a high percentage of individuals who rent do not have renter's insurance.

We want to be certain that all of our residents understand that the "Owner's" insurance covers only the building, and **does not cover the "Resident's" personal property** in the event of natural disasters (i.e. flood, hurricane, etc.), fire, criminal act, broken water pipes, damage due to the negligence of another resident or other unforeseen mishaps. If your child breaks a neighbor's window of your guest is accidentally injured because of a hazard you allowed to be left on your property, there is a lot you can lose by not having renter's insurance. We strongly encourage you to purchase a "Renter's Insurance" policy to cover your personal property and your personal liability. Almost all insurance companies offer renter's insurance.

I understand that the Apartment Owner's insurance does not cover my personal property, and that insurance on my/our personal property is my/our sole responsibility.

Tenant : _____ Date: _____

Tenant : _____ Date: _____

Tenant : _____ Date: _____

Landlord Representative: _____ Date: _____

Lease Addendum

Lease Renews Reverts to Month-to-Month After Initial Term

Tenant understands that this lease is for a fixed initial lease term.

After that initial lease term expires, this lease automatically renews on a month-to-month basis until it is terminated by the tenant or the landlord.

The tenant must give the Landlord 60 days notice to terminate this lease. The lease can only be terminated at the end of a month.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord Representative: _____ Date: _____

Lease Addendum on Mold

To minimize the occurrence and growth of mold in the Leased Premises, Tenant hereby agrees to the following:

1. Moisture accumulation: Tenant shall remove any visible moisture accumulation in or on the Leased Premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.
2. Apartment cleanliness: Tenant shall clean and dust the Lease Premises regularly, and shall keep the Leased Premises, particularly kitchen, and bath, clean.
3. Notification of management: Tenant shall promptly notify management in writing of the presence of the following conditions:
 - (i) A water leak, excessive moisture, or standing water inside the Leased Premises;
 - (ii) A water leak, excessive moisture, or standing water in any community common area;
 - (iii) Mold growth in or on the Leased Premises that persists after Tenant has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;
 - (iv) A malfunction in any part of the heating, air-conditioning, or ventilation system in the Leased Premises.
4. Liability: Tenant shall be liable to Owner for damages sustained to the Leased Premises or to Tenant's person or property as a result of Tenant's failure to comply with the terms of this Addendum.
5. Violation of addendum: Violation of this Addendum shall be deemed a material violation under the terms of the Lease, and Owner shall be entitled to exercise all rights and remedies it possesses against Tenant at law or in equity.
6. Addendum supersedes lease: In case of a conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern. This LEASE ADDENDUM ON MOLD is incorporated into the lease executed or renewed on between Owner and Tenant.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Landlord Representative: _____

Date: _____

This sheet should be used for new tenants only

**Attach Photocopy of Drivers License or Other
Photo ID here:**