

# NON-STANDARD RENTAL PROVISIONS

## 1. RULES:

- A. **PETS** are **NEVER allowed** in or around the apartment or grounds regardless of circumstances. This includes, but not limited to, pet sitting or visitors with pets. Pets are **ONLY** allowed if you have an active **PET ADDENDUM** signed by the Landlord. **THERE IS A \$200.00/MONTH FINE APPLIED FOR EACH UNAUTHORIZED PET. \*\*PIT BULLS, ROTTWEILERS, STAFFORDSHIRE TERRIER & AMERICAN BULLDOGS ARE NEVER PERMITTED. \*\***
- B. **SMOKING IS PROHIBITED** in all single family houses, apartment units, common areas and hallways. Please dispose of all smoking materials in a safe and courteous manner. Loitering outside of apartment entrances is not allowed.
- C. **FIRE REGULATIONS** Grilling is prohibited on the balconies, patios, walkways or decks; use of unattended candles, storage of flammable liquid, outboard motors, and motorcycles is prohibited in the building per insurance and CITY FIRE CODE REGULATIONS. The storage of LP cylinders (20 pounds) shall not be located on the balconies above the first floor or anywhere in the building. Grills cannot be stored in the building. If grilling, the grills must be at least 10 feet away from all buildings and walkways.
- D. **REPAIRS:** Our Company employs maintenance personnel to take care of most requests. Any repairs initiated by RESIDENT with an outside firm will be the **responsibility** of the **Resident**. Clogged drains/toilets or any repair necessitated due to abnormal use of abuse will be repaired at the RESIDENTS expense. After hours service calls by our employees (except emergencies, such as, no heat or broken water pipes) will be billed to RESIDENT. This includes unlocking apt.
- E. **CHANGING OF LOCKS IS PROHIBITED.** There will be at least a \$100.00 charge per lock if violated. There will be charges for each replacement key, and for any change of lock requested by RESIDENT. If RESIDENT vacates apt. leaving a balance due, a collection charge will be added to arrearage, Amounts of all charges are listed on Check-in Sheet
- F. **CHARGES:** Rent is due on the **FIRST / \_\_\_\_\_** day of each month. A five day grace period is granted to tenants. After the 5<sup>th</sup> day, a late payment service charge of \$10.00 plus \$5.00 per day will be added to late rent payment. **Any rent payment delinquent by 30 days will result in an automatic EVICTION filed with the LaCrosse County Clerk of Courts. There is an additional \$200.00 administrative fee for all judgments entered against tenants.** RESIDENT shall pay to OWNER a charge of \$50.00 for any check returned from the bank unpaid. Late fees will also be applied to the account because rent would then be considered late.
- G. **VEHICLES:** All vehicles parking in our lots must be registered with our office. Vehicles registration: Your name must be on the lease, and the vehicle has to be registered in your name. Any unlisted, unlicensed, or inoperable vehicles, or vehicles sitting for more than 2x weeks, will be towed at the vehicles owner's expense. Boats, trailers, and campers are not allowed unless additional space is rented, as it is available. A Don's Towing parking permit must be in the vehicles window whenever it is parked in the lots. Visitor parking must be on the street and not in the lots.
- H. **LIABILITY OF MULTIPLE RESIDENTS** (roommates): All residents, if more than one shall be jointly and severally liable for the FULL amount of payments due under the lease. It should be noted that if a roommate does not pay the portion mutually agreed upon between one another, the other roommate(s) MUST make FULL PAYMENT of the rent due.
- I. **HOMESTEAD TAX CREDIT:** For prompt response, fill in your name, address and send to the manager with a **self addressed, stamped envelope.**

## 2. RESIDENTS OBLIGATIONS:

- A. To use for residential purposes & **ONLY BY THOSE NAMED ON THIS LEASE!** Overnight guest are permitted as long as for short stays (less than three days) and not frequently. Tenants shall not exceed 2 guests at any given time per tenant per unit.
- B. Not to permit use of premises in any way that could injure the reputation of the premises or for any unlawful activity.
- C. Not to keep anything on the premises, which could affect owner's insurance coverage.
- D. Not to make excessive noise or engage in activities, which unduly disturb neighbors. Multiple noise complaints will result in eviction.
- E. To **insure** their personal property with **renters insurance** since owners insurance **will not** cover renter's personal property.
- F. To keep the premises in clean and tenantable condition.
- G. To maintain a reasonable amount of heat (60 degrees minimum) in cold weather. If damage results from RESEDENTS failure to maintain adequate heat, RESIDENT will be liable for damages.
- H. All single family rental units are responsible for grounds keeping maintenance, (Lawn care, weed control and removal of snow & ice.) Tenants must comply with city ordinance requirements. All municipal fines are the responsibility of the tenant. Any grounds keeping done by River City Rentals will be billed to tenant.
- I. To place the applicable utilities in the RESIDENTS name before the move in date. **The utility company to contact is Xcel Energy 1 (800) 895 4999.**
- J. **NEVER** do the following **WITHOUT WRITTEN CONCENT** from the OWNER/MANAGER:
1. Paint upon, attach, exhibit, or display in or about the premises any sign or placard either to the inside or the exterior premises. (i.e. – posters attached to wall will cause a deduction in your security deposit)
  2. Alter or redecorate the exterior or interior of the premises. NOTE: Privately owned satellite dishes are not allowed. If approved the installation must be supervised by maintenance personnel and there **will be** a charge.
  3. Drive nails, tacks, pins, screws or other fasteners on the walls, ceiling, floor, or woodwork of the premises. If anything is attached to walls or wood woodwork (Blinds, Shelves, etc. even with permission) it MUST be left upon vacating. RESIDENTS are responsible for replacement of light bulbs and smoke detector batteries during the term of the lease.

4. Prohibited at all times: electric space heaters, pools, hot tubs/Jacuzzis, trampolines & fire pits. Violations must be removed immediately and will result in a fine of \$200/month. Tenant is legally responsible for any damages or injury to persons or property that may occur because of violation.

- K. SMOKE DETECTORS must be tested a minimum of once a month. Battery replacement is the responsibility of the RESIDENT. If unable to replace battery or in the case of smoke detector malfunction, the RESIDENT **must immediately** notify management of the problem. Smoke detector disabling or misuse could result in heavy fines.
- L. RESIDENT is liable for all acts of negligence or breaches of this lease by RESIDENTS, RESIDENTS GUEST AND INVITEES.

**3. PREMATURE TERMINATIONS: if RESIDENTS terminates this lease. RESIDENTS must:**

- A. Continue to pay rent until the apartment is re-rented. A \$200.00 Administrative fee will be applied to re-lease apartment.
- B. Pay any utility, advertising, or other charges incurred to cover unplanned overhead expenses. (See MOVE-IN Sheet charges.)
- C. RESIDENT can expect OWNER to make every reasonable effort to re-rent the unit to a qualified prospect.
- D. Payments received by OWNER do not waive responsibility for any other amounts charged & due under the terms of the lease.
- E. NOTICE: **NO SUBLETTING!!** All individuals residing in our units **MUST** be approved through our office and added to the lease.

**4. STEPS TO INSURE A REFUND OF THE SECURITY DEPOSIT OR PORTION THEREOF:**

- A. NOTICE TO VACATE:
  1. A minimum of **thirty (30)** days prior to the Last Day of the lease, RESIDENTS must notify the apartment manager, **IN WRITING**, of intent to vacate the apartment
  2. NOTICES received AFTER that date obligates RESIDENT to another full months rent.
  3. NOTICES received PRIOR to that date DOES NOT allow RESIDENTS to pay less than full months rent for last month.
- B. Tenants must vacate the premises **NO LATER THAN 12:00 (noon)** on the last day of the lease. On the day that you vacate, the apartment must be left in clean tenantable condition, and keys and Forwarding address **MUST BE TURNED INTO MANAGERS OFFICE BEFORE NOON.**
- C. after you have vacated:
  1. Your apartment will be inspected. There will be charges for any cleaning or damage repair to apartment not considered normal wear and tear. There may be deductions from security deposit for unpaid rent, late fee's, returned check charges, utilities, and all damages
  2. The security deposit and or statement of the amount returned or held will be sent within twenty one (21) days after surrendering the premises.

Resident(s) Name: \_\_\_\_\_

Premise Address: \_\_\_\_\_

**I have read, understood, and accepted both sides of these rules and regulations on,**

Resident _____	Date _____	Resident _____	Date _____
Resident _____	Date _____	Resident _____	Date _____

**ADDITIONAL INFORMATION:**

See Pet Addendum / Permission has been given to have the following pet(s): \_\_\_\_\_

DOG / CAT <b>OTHER:</b>	Male/ Female	<b>Pet Breed:</b>	<b>Color/Marking:</b>	<b>Lbs.:</b>	<b>Neutered/Spayed:</b> Yes / No	<b>Declawed:</b> Yes/ No
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**TENANT(S) VEHICLE INFORMATION:**

Registered:	License Plate:	Make:	Model:	Year:	Color:
Registered:	License Plate:	Make:	Model:	Year:	Color:
Registered:	License Plate:	Make:	Model:	Year:	Color: