

from the Tenant(s) to management. Abandoned personal property will be handled in accordance with state law.

1.22 DEFAULT:

In the event of any breach of any term or provision of this lease by tenant, the Agent in addition to other rights or remedies he may have, shall have the immediate right to re-enter said premises and remove all persons and property therefrom and, at Agents option, terminate this lease.

1.23 TIME IS OF THE ESSENCE:

Time is of the essence of each term and provision of this lease. NSF Checks: All returned checks are subject to a \$50 NSF fee and accrued late fees.

1.24 \$50.00 FEE

Additional fees may be charged to the tenant to unlock doors, including, but not limited to; patio door, garage door, mailbox and front door.

1.25 APPLIANCES

If any appliances cease to function, the owner may or may not repair/replace appliances at their discretion.



1.26 SEVERABILITY

Should any of the provisions of this lease be held to be unenforceable or invalid by any court of competent jurisdiction, the validity and enforceability of the remaining provisions shall not be affected thereby.

The Tenant was asked if he/she could speak , read and understand English. He/she was told that signing below would indicate that they understand what they were signing and that he/she did speak and read English.

YOU SHOULD READ AND UNDERSTAND THIS LEASE, IT IS A LEGAL AND BINDING CONTRACT. Signing below means you have read the lease, are in full agreement with it and have received a copy of the contract.

By initialing below, you acknowledge and agree to the terms in Section 1.

X 


2. RULES AND REGULATIONS

2.1 DECREE

1. Stereos, televisions, loud noise and music should be **TURNED DOWN** after 10pm to avoid disturbing your neighbors.
2. All Trash and garbage is to be regularly removed from the premises and disposed of in the receptacle provided.
3. Residents are not allowed to let items accumulate in the hall areas just outside your apartment door.
4. Balconies are to be kept clean, free from snow accumulation and not to be used as a storage area.
5. If not provided by the management, proper window coverings and draperies are to be installed by the resident within one week of occupancy. Blankets, sheets, etc., will not be allowed as window coverings beyond one week.
6. Most buildings have on-site laundry rooms provided as a convenience to our residents. It is expected that you clean up after using the facilities by throwing all trash, empty soap boxes, etc., in the trash can and wipe up any soap or fabric softener you have spilled. **For safety and efficiency, clean the lint trap on the dryer after each use.**
7. Do not flush any objects, feminine products, or paper products down the toilet other than bathroom tissue. **Any clogged drains or toilets due to the carelessness of the resident will be unclogged at the expense of the resident.**
8. In cold weather, if your apartment has baseboard heat, make sure covers on heaters are completely open and that furniture is not put directly next to heaters. If you are going to be gone **DO NOT TURN THERMOSTAT DOWN**, as this may result in frozen pipes, resident shall be responsible for frozen pipe repair and any subsequent damage.
9. Speed limit is 10 mph in all parking lots and watch for pedestrians.
10. Report any need for repairs in writing promptly to Agent.
11. **We do not accept cash for payment of rent. you must use a check, cashier's check or money order.** There is a \$20 charge for check, cashier's check or money order. Please pay rent online through your tenant portal