

RULES AND REGULATIONS

Landlord: Isthmus Property Management, LLC.

APARTMENT:

1. **RENTAL PAYMENTS:** Rents are due and payable on the fifteenth day of each month as defined in the lease. If rent is not received when due a \$75 late fee will be assessed. Please write your apartment number and street address on your check. Should a check be returned from a bank (i.e. non-sufficient funds, closed account, etc.), there will be a \$75 charge in addition to being considered received after the first day of the month. If more than one check is returned from a bank during the term of the lease, tenant will then be required to pay all future payments by money order, cashier's check or cash.
2. **LEGAL REMEDY:** LANDLORD will resort to legal means to collect rent, damages, utility bills, etc., as defined in the attached lease.
3. **UTILITIES:** It is your responsibility to establish electricity, gas, cable, and internet service in your name at the time you move in. We suggest contacting Madison Gas & Electric (252-7222) and cable companies at least two weeks before your occupancy date. You are responsible for any and all charges from the various utility and service providers. Should you detect a gas leak on your stove, water heater or gas furnace, call MG&E at 252-7111, a 24 hour service, at no charge to you. For those units sharing gas meters and/or water & sewer, a separate monthly payment is due and payable to LANDLORD or included in your next rent payment, if payment is not received there will be a \$15 late fee charge. A copy of the utility bill is available upon request. Any unpaid utility amounts/payments will be reconciled upon termination of the lease.
4. **ENTERTAINING:** Small social gatherings are allowed provided they do not become boisterous, obscene or objectionable to others. However, no large parties are allowed without written permission of LANDLORD. You are responsible for the conduct of your guests/visitors both within your apartment/house and on the premises. Stereos, radios and televisions are to be kept at a reasonable volume. Alcoholic beverages are allowed only by those residents of legal drinking age. No kegs of any size are allowed at any time without written permission of LANDLORD.
5. **COMMUNITY APPEARANCE:** Tenants are required to keep porches clear of unsightly items. Porches are not to be used for parking motorcycles or mopeds. The premises shall in no way be defaced with signs, advertisements, or TV antennas without written consent from the LANDLORD. The cost of removal will be incurred by tenant.
6. **YOUR APARTMENT:** A check-in sheet will be given to you at the time of move-in. We agree to have your apartment in good clean condition at the time of move-in. Accordingly, the apartment is to be cleaned when you move out. This requires a cleaned stove, oven, refrigerator, and thoroughly vacuumed and (recommend) shampooed carpets done at tenant(s) expense; pay special attention to bathrooms and kitchens. If any cleaning charges are incurred by the LANDLORD to return your apartment to the same condition as when you took occupancy, you will be liable to pay such cleaning charges. All keys must be returned on or before the termination of the lease. Any keys not returned will be charged \$10 per key and up to \$100 in charges to change the locks. If a key is lost during the year, it must be reported immediately to the LANDLORD. If it is not reported until the termination of the lease, it will be considered a non-returned key and the locks will be changed at your expense. Upon termination of your lease, please leave your forwarding address so that we may return your security deposit promptly. TENANTS MAY NOT USE SECURITY DEPOSITS TOWARD RENT. Appointment for check-out should be made up to 14 days prior to the expiration of the lease. Check-out time is before 12pm on August 14. For every hour tenant occupies apartment after scheduled check-out time, a \$10 fee will be charged.
7. **HALLWAYS:** Entrances, hallways and stairways must be kept free and clear of all boxes, furniture, bicycles, etc. Areas must be kept neat and orderly. Fire exits must not be blocked.
8. **PETS:** (strike one)
You have declared that you do not have a pet. If you acquire a pet before or after move-in, or if you board a pet, this will be considered a breach of the contract and there will be a \$350 fine for each pet. Any damages done by the pet will be the tenant(s) responsibility to pay for in addition to facing eviction.
You have declared that you do have a pet. Type of pet _____. You should understand that NO excrement is to be left in the apartment or yard. It is to be disposed as per Madison city ordinances. Kitty litter should be changed weekly. There will be a \$25 fee charged for the removal/disposal of pet excrement by the LANDLORD per incident.
9. **CLEANLINESS:** It is necessary and expected of all tenants to keep their apartment clean. Debris on the floor is considered a fire hazard and will not be allowed. There are not to be cans, bottles, pizza boxes, or other items of garbage laying around the apartment. Landlord reserves the right to schedule an onsite visit to review the apartment to ensure apartment is kept clean.
10. **PAINTING:** No painting is permitted without written consent of LANDLORD. If painting is done without written authorization, LANDLORD shall hire a painter and tenant shall be liable for all costs associated with repainting to Landlord's standards.
11. **TRASH/RECYCLING and SNOW/ICE REMOVAL:** Tenants must obey Madison ordinances for trash and ~~snow removal~~. Trash/recycling containers are provided for your apartment. Tenant(s) are responsible for taking trash/recycling containers to the curb and removing containers after trash/recycling pickup. Tenants(s) are responsible for removing snow/ice from all walks, steps, porches & driveways, shovel(s) provided. Tenant(s) are responsible for loss or damage to the items provided above. Tenant(s) will be responsible for any fine charged against LANDLORD for failure to comply with Madison trash and snow removal ordinances. Should the LANDLORD deem it necessary to perform any of the above-named duties, the LANDLORD will perform said duties at your expense. The minimum charge for each duty performed by the LANDLORD is \$80. This is to be paid on or before the next rent payment date. Tenant(s) agree to sort, separate and recycle garbage into categories the ordinance requires. If city refuses to collect your garbage for any reason, Tenant(s) will pay any fines or penalties charged either to the LANDLORD or Tenant for failure to sort garbage properly.

12. **APPLIANCE/ELECTRONICS DISPOSAL:** Many items require a sticker for City of Madison pick-up. Check with the City of Madison for proper disposal of your items. Any appliance/electronics left on the curb or property prior to or on day of check-out will be subjected to either a city citation and/or fine that will be tenant(s) responsibility to pay.
13. **PARKING:** For those units with assigned parking, you are to use only the space(s) assigned and paid for, no parking is allowed on lawn. You will be charged a minimum fee of \$35 per vehicle per month for any additional spaces used (even if the vehicle is parked for only one day). This fee also applies to any vehicle left after the termination of the lease. The LANDLORD reserves the right to have any vehicle in violation ticketed and towed at owner's expense. While every effort is made to safeguard property, the LANDLORD assumes no liability for loss of or damage to vehicles while parked on the premises.
14. **DRAINS & SEWERS:** We advise using a liquid drain opener (i.e. liquid plumber) every three months to keep drains operating properly. LANDLORD does not supply the drain opener. Should a drain become plugged, tenant will be charged for the clearing of the drain in unit.
15. **LIGHT BULBS:** Each apartment will be supplied at the time of occupancy with operating light bulbs. After move-in, tenants are required to replace burned out bulbs at their own expense; this also includes bulbs in hallways and on porches. Should it be necessary, the LANDLORD will replace any inoperable light bulb(s) at a minimum service charge of \$15. Upon termination of your lease, all bulbs must be operating or tenant will be charged for replacements as well as the service charge. Landlord is responsible for common area light bulbs.
16. **STORAGE ROOMS & BASEMENTS:** Do not store gasoline, paint or any other flammable material. Nothing can be stored within ten (10) feet of furnaces or water heaters for fire reasons.
17. **REFRIGERATORS:** Your refrigerator may require defrosting regularly to prevent frost build-up in the freezing compartment. DO NOT USE any type of sharp instrument to pick or scrape away the ice. This action can easily puncture the lining and/or the coil causing a loss of refrigerant requiring costly replacement at your expense. Do not place heaters in the refrigerator to accelerate defrosting. Putting a pan of hot water inside will melt ice safely in a short time.
18. **SMOKE DETECTORS:** Smoke detectors are provided in every apartment/house. Upon move-in, each detector is provided with operating batteries. Smoke detectors must remain in place at all times. The battery must remain within the unit at all times. If a battery or detector is removed, the LANDLORD will replace either or both at a minimum of cost of \$35 which will be at tenant expense.
19. **PEST CONTROL:** Should you detect any pest problem, please call the LANDLORD immediately.
20. **AS IS:** The apartment you are renting is taken "as is" in the condition you viewed it. No representations are made by the LANDLORD, or agent regarding painting, carpet cleaning or replacement, or other conditions that are not specifically covered in the lease.
21. **BICYCLES:** For storage purposes, bicycles can be kept in basements. Bicycles cannot be chained to the building or fences, cannot be parked so as to damage any shrubs, and cannot be parked on sidewalks or in hallways. Should this happen, the LANDLORD will give notice to tenant to remove bicycle. If not removed within 24 hours of notice landlord will remove without further notice and charge a minimum fee of \$25 which will be at tenant expense. Bicycles are not permitted in your apartment or house. The wall and floor area both in the hallways and your apartment can become severely marked by tires, kickstands, oil, etc. thereby causing repair and/or replacement at your expense. Tenants may obtain permission for special allowances.
22. **WEIGHT RESTRICTION:** Weight of any object (i.e. piano, refrigerator, freezer, etc.) in excess of 300 pounds is prohibited without prior written consent of the LANDLORD.
23. **GRILLS:** Grills of any kind cannot be used on porches. They can be placed on the ground ten (10) feet away from the building. Tenants are required to comply with Madison City ordinance. Excessive flames and flying sparks can cause severe damage to the porches, building, etc. for which you will be responsible.
24. **PORCHES:** Heavy furniture is not permitted on porches. Lawn furniture meant to withstand the weather is permitted. The LANDLORD will remove any over-stuffed furniture at a minimum charge of \$25 at your expense.
25. **SUBLETTING:** Should you desire to sublet your apartment, please contact the LANDLORD for information. Processing fee of \$100.
26. **SPECIAL PARKING EXCEPTIONS:** On all U.W. home football games and any other athletic and/or concert events at Camp Randall and/or the Field House, LANDLORD reserves the right to utilize all areas available on premises. Notice will be given to tenants of dates of other athletic or concert events.
27. **FEE COLLECTIONS:** Any unpaid fees as the result of rules and regulation violations will be billed to the tenant at the end of the lease or at termination of the lease.

NOTE: THESE RULES AND REGULATIONS HEREBY BECOME PART OF THE LEASE.

IN WITNESS WHEREOF, the tenants hereunder signed, have read the foregoing rules and regulations prior to signing the lease and do hereby agree to abide by all rules and regulations.

DATE: _____

APARTMENT: _____

TENTANTS SIGNATURE: _____

Revised 1/13/2014