

Orchard Courts Apartments

985 Wood Road
KENOSHA, WI 53144

HOUSE RULES ATTACHMENT TO LEASE

- 1) No one except those listed on the lease can live in the apartment without the landlord's consent, except as the lease agreement.

FAILURE TO COMPLY CAN CAUSE TERMINATION OF TENANCY

- 2) Rent is due on the FIRST of each month. Payments received after the 3rd day of the month are subject to a \$25.00 late fee and an additional \$5.00 per day thereafter. Rent payments should be made out to Orchard Courts Apartments in either a check or money order, no cash. Payments can be made online RentPayments.com. using tenant's address.
- 3) **CONDITIONS FOR THE RETURN OF THE SECURITY DEPOSIT:**
- A) Full and prompt payment of all rent due under the lease.
 - B) Full compliance with all terms of the lease.
 - C) A thirty (30) day notice in writing must be given one month prior to vacating the apartment and terminating the lease.
 - D) The return of all keys and parking stickers. A forwarding address must be given to the landlord.
 - E) Apartment must be cleaned according to the clean out sheet provided by the landlord.
 - F) Apartment must be left in its original condition.
 - G) Security deposit will not be used for payment of rent.
 - H) **SECURITY DEPOSIT WILL BE FORFEITED IF A PET IS FOUND IN THE UNIT. NO PETS ALLOWED.**
- 4) **APARTMENT INTERIOR:**
- A) Do **not pour grease down the drains.** Tenant will be **responsible for any plumbing costs.** Do not use Drano.
 - B) If a water leak occurs or (any dripping faucets or running toilets), please place a container underneath it and notify the office immediately. If the tenant does not notify the office immediately the tenant will be held responsible for damages.
 - C) Do not put feminine hygiene products in toilets. Tenants will be responsible for any plumbing costs.
 - D) Replace smoke detector and carbon monoxide batteries.
 - D) Painting of the apartment is prohibited.
 - E) Waterbeds are not allowed.
 - F) Private washing machines, dryers and dishwashers are not allowed in the apartment.
 - G) Do not iron on carpeting. Tenant will be responsible for damage (repair cost \$50 per burn).
 - H) Do not use harsh or abrasive cleaners (bleach, ammonia) on kitchen or bathroom floors. Do not flood floor with water.
 - I) Use a cutting board on all countertops and do not allow water to puddle on seam. Counter tops are water resistant. They are not waterproof.
 - J) Do not put nails or screws in any doors or framework.
 - K) Do not put trash outside of apartment door. There will be a \$25.00 charge per bag added to your rent.
 - L) The use of double-sided tape will severely damage walls. Tenant will be responsible for damage
 - M) Mini blinds are provided. Do not place anything (cardboard, paper, posters, etc.) in the windows facing the outside-drapery may be hung on the inside over the blinds.
CURTAIN RODS OR DRAPERY HARDWARE SHOULD BE ATTACHED TO MOUNTING
BLOCK PROVIDED AT TOP OF WINDOW....DO NOT ATTACH TO WOODWORK
- 5) No pets are allowed in unit or on the property.
- 6) Children must be supervised always. Children may not play in the breezeways, on decks or front or sides of the building. Children should play in grass areas east of buildings.
- 7) Televisions, stereos, radios must be kept low enough so as not to disturb other tenants. **QUIET HOURS ARE FROM 10:00 PM - 8:00 AM.**
- 8) The Laundry Facility is for tenants only. Hours of operation are; Monday - Saturday, 8:00 am - 10:00 pm. Sundays, 10:00 am - 10:00 pm.
- 9) Gas and charcoal grills may not be used within 10 feet of vertical structures. Gas and charcoal grills may not be used under balconies or overhanging portions. The grills may be stored on the ground level when not in use. As per National Fire Code, cooking fires should constantly be attended.

- 10) If locked out contact the manager, after hours call the service. 1st lock out free of charge, 2nd lock out will be a \$25 charge. Tenant is responsible for damage if entry is forced.
- 11) Parking or driving vehicles on the lawn is not permitted including when moving in or out of an apartment.
- 12) Business Hours are as follows:
 - Monday - Friday 9:00 am to 5:00 pm
 - Saturday – 9:00 am to 2:00 pm first Saturday of the month
 - Closed on Sunday

Business will be conducted only during these hours except for emergencies. Rents may be paid during office hours. Use the mail slot in office door after hours.

- 13) **PARKING LOT:**
 - A) Tenant's car description and license number must be registered with landlord. Vehicle must have a parking permit. There is a \$25.00 charge per month for each extra vehicle (Effective 1/1/08). If tenant changes vehicles, the old parking permit must be moved to the new vehicle and the office must be notified. Replacement permits will be issued at the cost is \$50.00. Parking permits must be returned upon move-out.
 - B) There is a \$50.00 cleanup fee for any oil or antifreeze spills that are not thoroughly cleaned up.
 - C) The parking lot is for tenants only. Visitors must park in visitor area. Violators will be towed at their expense.
 - D) Disabled or unlicensed vehicles are prohibited from the parking lot and will be towed at owner's expense.
 - E) Major vehicle maintenance such as transmission or engine changes, etc. is prohibited. Repairs on vehicles cannot be performed in parking lots, by garages, in garages or on grass areas.
 - F) Flat tires must be repaired as soon as possible. Please do not leave vehicle unattended while on jack.
 - G) Do not park on grass or block entrances to garages.
- 14) Tenant must comply with the state of Wisconsin recycling laws. Recycled materials are to be placed in the proper dumpsters.
- 15) Landlord will have carpets professionally steam cleaned when tenant moves out.
- 16) **Tenants should have dwellers insurance to protect their personal belongings if they are damaged, lost or stolen. Lesser or his representatives will not be held responsible.**
- 17) Tenant agrees to maintain NORMAL POWER USAGE described as turning off or minimizing usage of TV's, COMPUTERS, AIR CONDITIONERS AND LIGHTING when the apartment is not occupied for periods of 6 hours or more. It does not mean turning off the heat during temperatures that are below freezing. If the usage Exceeds kilowatts allowed per quarter as described below, tenant WILL BE LIABLE FOR EXCESS USAGE. The usage will be measured by WE Energies' Wireless KWH meter as installed in sequence to the circuit breaker to your unit.

Jan, Feb, Mar.	Unit square footage x 1.7 kilowatts per ft.
April, May, June	Unit square footage x 1.5 kilowatts per ft.
July, Aug, Sept.	Unit square footage x 1.8 kilowatts per ft.
Oct, Nov, Dec.	Unit square footage x 1.7 kilowatts per ft.

TENANT _____

DATE _____
 Agent Kelly Horsch