

The Equity Group, Inc.
12690 West North Ave.
Brookfield, WI 53005
(262) 785-0300
theequitygroupinc.com

RENTAL APPLICATION & LEASE AGREEMENT



Month to month or

For a term of _____ months, beginning on _____, and continuing to _____.

Person to contact for repairs:
NAME: _____
PHONE: _____

Rent, service of process and other notices to be sent to the above address.

Date of Application _____ Date of Occupancy _____

Property Address _____ Unit # _____

Applicant _____ # of Occ. _____
Mr. _____
Ms. (Please Print) Last _____ First _____ Middle _____

Social Security # _____ Date of Birth _____

Present Address _____ Phone _____
(City, State, ZIP) _____ Landline / Cell _____

Email _____

Present Landlord _____ (Name) _____ (City, State, ZIP) _____ (Phone) _____

Previous Address _____ (City, State, ZIP) _____

Previous Landlord _____ (Name) _____ (City, State, ZIP) _____ (Phone) _____

Source of Income Name _____ How Long _____ yrs.

Source of Income Address _____ Phone _____

Additional Source of Income _____

Occupation _____ Earnings Per Month \$ _____ (Gross)

Car _____ License Plate # _____ Driver's Lic. _____
(Make, Year)

Emergency Contact _____ (Name) _____ (Relationship - Offsite) _____ (Address & Phone) _____

Rent Includes: (Items not checked are not included)	Application Fee: \$ _____	
Monthly Rent \$ _____	Range _____	Parking _____
Security Deposit \$ _____	Refrigerator _____	Existing Laundry Hook Up _____
Rec'd w/ Application	A/C _____	Keys:
Only payment of full deposit	Other _____	Apt. Door _____
holds the apartment \$ _____	Carpeting _____	Mail Box _____
Balance Due Prior to Occupancy \$ _____	Heat _____	Basement _____
Make checks payable to Owner as follows:	Water: Cold _____ Hot _____	Garage _____
THE EQUITY GROUP, INC.	Electricity/Phone _____ NO _____	Remote _____

THE APPLICANT HAS READ ALL RULES AND REGULATIONS AND AGREES TO COMPLY WITH SAME AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS RENTAL APPLICATION AND AGREEMENT. APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE. APPLICANT CONSENTS TO OWNER OBTAINING A CREDIT CHECK THROUGH A CREDIT REPORTING SERVICE AND/OR ANY OTHER REFERENCE CHECK NEEDED TO VERIFY ABOVE INFORMATION. IF OWNER IS USING PUBLIC RECORDS PROVIDED BY A THIRD PARTY SERVICE TO DETERMINE ELIGIBILITY TO RENT, THEY OR THE SERVICE CANNOT VOUCH FOR THE ACCURACY OF THE RECORDS AS THEY HAVE NO CONTROL OVER SUCH RECORDS.

I CERTIFY THAT ALL INFORMATION SUPPLIED IS TRUE AND CORRECT. FALSE INFORMATION MAY RESULT IN NON-ACCEPTANCE OR EVICTION.

Have you ever been evicted or asked to move? NO YES If yes, explain: _____

Have you ever been convicted of a sexual offense? NO YES If yes, explain: _____

Have you ever had bedbugs? NO YES If yes, explain: _____

Special Provisions: _____

Attachments checked below are attached to this Rental Agreement and incorporated herein by reference.

- Pest and Bug Extermination Addendum
- Renter's Insurance Disclosure Addendum
- Nonstandard Rental Provisions
- Lead-based Paint Pamphlet
- Domestic Abuse
- Guaranty of Lease
- Disclosure/Authorization
- Criminal Background

Applicant's Signature _____ Date: _____ By _____ Date: _____
The Equity Group, Owner's Agent

The Applicant desiring to rent the above apartment hereby agrees:

1. RENTAL
The monthly rental shall be the sum of \$ _____ and that the first month's rent must be paid to the resident manager before occupying the apartment. Subsequent rent to be paid to the owner at the office of the Owner's property manager, listed above. **THE RENT SHALL BE PAYABLE IN ADVANCE ON OR BEFORE THE FIRST DAY OF EACH AND EVERY MONTH.** Time is of the essence with respect to rental payment. All applicants, if more than one, shall be jointly and severally liable for the full amount of any payment due under this agreement. Tenant may not sub-let the apartment or allow roommate to move in without completion of application process and Owner's acceptance.

2. SECURITY DEPOSIT
The applicant shall deposit the sum of \$ _____ as security deposit against damage to premises. There is no responsibility on the part of the Owner to place the security deposit in a trust account. The deposit shall not be used by the Tenant as rent. In the event that some but not all of the Tenants vacate the premises, the security deposit shall be deemed the property of the last Tenant to vacate the premises.
INFORMATION CHECK-IN SHEET: SECURITY DEPOSIT. The applicant acknowledges that when Tenant commences his or her occupancy of the premises, Owner is required to provide an information check-in sheet containing an itemized description of the condition of the Premises at the time of check-in. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to the Owner. The Owner is not required to provide the information check-in sheet to a Tenant upon renewal of a rental agreement as per Wis. Stat. §704.08. Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after Tenant vacates the Premises, as described in Wis. Stat. §704.28(4). After Tenant vacates premises, Tenant shall return, or account for, any of Owner's property held by Tenant such as keys, garage door openers, etc.

3. ACCEPTANCE

If this application is accepted by the Owner, it shall not become binding on Applicant until a copy of accepted application is deposited, posted prepaid in the United States mail, addressed to Applicant at Applicant's most recent address, or by personal delivery thereof. If application is not accepted by Owner, the deposit shall be returned within 21 calendar days. If this application is accepted but Applicant does not take occupancy, the deposit shall be forfeited to the extent of the Owners' loss.

4. CONTINUATION OF LEASE

If the Tenant continues to occupy the Premises after the expiration of this Lease and makes a timely payment of rent, the Tenant shall be a month-to-month Tenant unless another agreement is signed. All terms and conditions of the initial lease shall continue to apply.

5. LATE FEES AND BOOKKEEPING CHARGES

In the event any portion of rent is received later than the seventh (7) of the month, the Tenant shall pay a late charge of \$50.00. A \$40.00 bookkeeping charge will be made for any checks which are not honored by the bank on which they are drawn. Re-deposits or replacement of NSF checks after the seventh (7) of the month will be subject to the late charge.

6. VACATING PREMISES

Tenant shall provide Owner with a twenty-eight (28) day notice in writing before vacating - such notice to be effective only as of the last day of the month. All notices to vacate must be sent by the Tenant to the Owner at the Owner's Property Manager's address, listed above. Fax and email notices are unacceptable. The manager is not authorized to receive any notices. Upon giving notice to vacate, full rent must be paid for the last month of occupancy. Should tenant be given notice to vacate by the Owner, full rent must also be paid for the last full month of occupancy. Tenants vacating on the last day of the month must turn premises over to the manager by 2:00 p.m. to allow time to prepare the unit for new occupants.

7. APARTMENT ENTRY BY OWNER

Owner or agent may enter the premises at reasonable times and with 12 hours advance notice, with or without Tenants' permission, to inspect the premises, make repairs, show the premises to prospective tenants, or to comply with any applicable law or regulation. Owner may enter with less than 12 hours notice with consent of Tenant. Notice or consent of Tenant shall not be required in the event of health, safety, or repair emergency.

8. PERSONAL PROPERTY

DISPOSITION OF PERSONAL PROPERTY LEFT BY TENANT. Unless otherwise agreed to in writing, if Tenant removes from the Premises and leaves personal property, Owner will not store the personal property. Owner may presume the personal property owned by Tenant or by others is abandoned and may dispose of the abandoned personal property in any manner deemed appropriate by Owner. If the personal property is prescription medication or prescription medical equipment, Owner shall hold the property for 7 days from the date on which the Owner discovers the property. After that time, Owner may dispose of this property in the manner the Owner deems appropriate, but shall promptly return the property to the Tenant if Owner receives a request for its return before disposing of it [per Wis. Stat. §704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Owner must give notice, personally or by certified mail, to Tenant and any secured party known to Owner of Owner's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. §704.05(5)(b)].

9. INSURANCE

Except in cases of his or its negligent acts or omissions, the OWNER IS NOT RESPONSIBLE FOR TENANT'S PERSONAL ITEMS WHICH ARE DAMAGED OR STOLEN. It is recommended that tenants carry adequate insurance insuring personal property against damage or theft. See the Renter's Insurance Disclosure Addendum.

10. DAMAGE

If the premises are damaged by fire or other casualty to a degree which renders them untenantable, Tenant may terminate the Agreement or vacate the premises and rent shall abate until the premises are restored to a condition comparable to their prior condition. Owner shall have the option to repair the premises, and if repairs are not made, the Agreement shall terminate. If the premises are damaged to a degree which does not render them untenantable, Owner shall repair them as soon as reasonably possible.

11. RULES

Owner may make such reasonable rules governing the premises and the building of which they are a part as Owner deems necessary. Tenant agrees to observe and comply with all such rules. Any violation of the rules shall be deemed a breach of this Agreement and may result in eviction. Owner may make changes in the rules and shall give written notice of changes to Tenant at least fourteen (14) days before the new rule becomes effective.

12. SMOKE/CARBON MONOXIDE DETECTOR NOTICE

Owner shall install functional carbon monoxide (CO) detectors in the premises and in any common areas, as required by law. If the Premises is within a building with three or more dwelling units, Owner shall maintain the CO detectors. If Tenant or any government inspector has given written notice to Owner at the Owner's Property Manager's address listed above that a CO detector is not functional or has been removed, Owner shall repair or replace the detector within 5 days after receipt of notice. If the Premises is a one or two family dwelling, Tenant shall maintain the CO detectors in the Premises and upon discovery that the CO detector requires maintenance, Tenant agrees to immediately either provide any maintenance necessary to make that detector functional or provide Owner written notice regarding the required maintenance. If the Premises is within a building with three or more dwelling units, upon discovery that a CO detector in the Premises is not functional or has been removed, Tenant agrees to immediately give Owner written notice regarding the non-functioning or missing detector.

13. CODE VIOLATIONS; ADVERSE CONDITIONS

Owner has no actual knowledge of any building code or housing code violation that affects the Premises or has a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed in Special Conditions or an Attachment to this Agreement [per Wis. Stat. §704.07(2)(bm)]. If the Premises or the building in which they are located contain conditions adversely affecting habitability (such as no hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity wiring or components not in safe operating condition, or structural or other conditions substantially hazardous to health or safety), these were listed in Special Provisions or an Attachment to this Contract before this Contract was signed or any deposit accepted.

14. AGENCY NOTICE

Tenant understands that the Property Manager and its employees are agents of the Owner. Unless otherwise specified herein or specifically instructed otherwise, Owner's agent may act for Owner with respect to duties described in this Residential Lease Agreement and any attachments hereto. **NOTICE:** You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

15. TENANT OBLIGATIONS

Tenant agrees and promises:

- A. To use the premises for residential purposes only. Utilities shall be used only for normal household purposes and not wasted.
- B. Not to use or keep in or about the premises anything which would adversely affect coverage of the premises or the building of which they are a part under a standard fire and extended insurance policy. Grills are **NOT** permitted on porches.
- C. That no water beds are allowed without additional security deposit of \$200 and proof of Renter's insurance.
- D. Not to make or allow any odors or excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building which the premises are located. Silence to be observed in the hallway at all times. Tenants and guests are not to play or loiter in public areas, such as hallways or basements.
- E. Tenants are not to keep in or about the premises any pet including visiting pets except as permitted by ADA. Fish or birds which are not a nuisance to other tenants are an exception to the "no pets" regulation.
- F. To keep and return the premises including exterior area in a clean and tenable condition and in as good repair as at the beginning of the agreement term, normal wear and tear excepted. Hallways, entrances, stairways, and all public areas are to be kept free of all personal items. Porches are not to be used as storage. Use of public electricity is prohibited. Items kept outside of lockers will be disposed of at Tenant's expense.
- G. If obligated to pay for heat for the premises, to maintain a reasonable amount of heat in cold weather to prevent damage to the premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for such damage.
- H. Not to alter or redecorate the premises, including painting and wallpapering. Not to drive nails, tacks, screws, or apply other fasteners on or into any floor or woodwork of the premises. Contact paper shall not be used on any surface. Windows to be covered with proper treatment within seven (7) days of occupancy.
- I. That toilets, garbage disposals and other water apparatus shall not be used for any purpose other than for which they were constructed. All costs for removal of any obstruction or damage resulting to them from misuse shall be paid for by the Tenant. Do not flush Kleenex, wipes or sanitary products down toilets. They do not dissolve.
- J. That all refuse be processed in accordance with designated recycling and/or disposal requirements. Failure to follow these requirements may result in a fine and/or termination of tenancy as determined by Owner.
- K. That any vehicle parked in the lot be drivable, display a current license plate sticker, kept in good repair, not pose a threat to individual safety or damage property. Vehicles not operated for 7 days or not registered to Tenants will be ticketed and/or towed at vehicle owners expense. No washing of cars allowed on property. No trailers or boats of any kind to be parked on the premises. Maintenance on any vehicle is prohibited.
- L. Not to permit any guest or invitee to reside in the premises for any period exceeding two (2) weeks without prior written consent of Owner.
- M. To be liable for all acts of negligence or breaches of this agreement by Tenant and Tenant's guests and invitees.
- N. No additional locks may be installed. All lock outs are the responsibility of the Tenants along with lost keys.
- O. That no laundry be hung outside on porches. Laundry hours 8:00 a.m. to finished time by 10:00 p.m.
- P. To report all needed repairs in a timely manner in writing or be responsible for damages as a result thereof.
- Q. Not to bring any live wreaths or Christmas trees onto the premises or the building of which they are a part.
- R. Not to tamper with smoke detectors or carbon monoxide detectors, and to notify the manager in writing of any repairs or service needed to same (see item #12).
- S. Not to drive on lawn or sidewalks for any purpose. See provision 3 - Non Standard Rental Provisions.
- T. To report to The Equity Group office in **writing** any misconduct by managers or service person with respect to sexual harassment or other inappropriate behavior.
- U. To immediately report to the on-site manager any injury that occurs on the premises which should be reported to Owner's insurance company.
- V. That window air conditioners be installed only with preapproved methods and materials through manager.

Applicant's Signature _____

Date _____ By _____

Date _____

The Equity Group, Inc.
12690 West North Ave.
Brookfield, WI 53005
(262) 785-0300
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ROCKFORD
RENTAL APPLICATION & LEASE AGREEMENT



Month to month or

Rent, service of process and other notices to be sent to the above address.

For a term of _____ months, beginning on _____, and continuing to _____.

Person to contact for repairs:
NAME: _____
PHONE: _____

Date of Application _____ Date of Occupancy _____

Property Address _____ Unit # _____

Applicant Mr. _____ # of Occ. _____
Mrs. _____
Ms. (Please Print) Last _____ First _____ Middle _____

Social Security # _____ Date of Birth _____

Present Address _____ Phone _____
(City, State, ZIP) Landline / Cell

Email _____

Present Landlord _____ (Name) _____ (City, State, ZIP) _____ (Phone)

Previous Address _____ (City, State, ZIP)

Previous Landlord _____ (Name) _____ (City, State, ZIP) _____ (Phone)

Source of Income Name _____ How Long _____ yrs.

Source of Income Address _____ Phone _____

Additional Source of Income _____

Occupation _____ Earnings Per Month \$ _____ (Gross)

Car _____ License Plate # _____ Driver's Lic. _____
(Make, Year)

Emergency Contact _____ (Name) _____ (Relationship - offsite) _____ (Address & Phone)

Rent Includes: (Items not checked are not included)		Application Fee: \$ _____	
Monthly Rent	\$ _____	Range	_____
Security Deposit	\$ _____	Refrigerator	_____
Rec'd w/ Application		A/C	_____
Only payment of full deposit		Other	_____
holds the apartment	\$ _____	Carpeting	_____
Balance Due Prior to Occupancy	\$ _____	Heat	_____
Make checks payable to Owner as follows:		Water: Cold _____ Hot _____	
THE EQUITY GROUP, INC.		Electricity/Phone _____ NO _____	
		Parking	_____
		Existing Laundry Hook Up	_____
		Keys:	
		Apt. Door	_____
		Mail Box	_____
		Basement	_____
		Garage	_____
		Remote	_____

THE APPLICANT HAS READ ALL RULES AND REGULATIONS AND AGREES TO COMPLY WITH SAME AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS RENTAL APPLICATION AND AGREEMENT. APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE. APPLICANT CONSENTS TO OWNER OBTAINING A CREDIT CHECK THROUGH A CREDIT REPORTING SERVICE AND/OR ANY OTHER REFERENCE CHECK NEEDED TO VERIFY ABOVE INFORMATION. IF OWNER IS USING PUBLIC RECORDS PROVIDED BY A THIRD PARTY SERVICE TO DETERMINE ELIGIBILITY TO RENT, THEY OR THE SERVICE CANNOT VOUCH FOR THE ACCURACY OF THE RECORDS AS THEY HAVE NO CONTROL OVER SUCH RECORDS.

I CERTIFY THAT ALL INFORMATION SUPPLIED IS TRUE AND CORRECT. FALSE INFORMATION MAY RESULT IN NON-ACCEPTANCE OR EVICTION.

Have you ever been evicted or asked to move? NO YES If yes, explain: _____

Have you ever been convicted of a sexual offense? NO YES If yes, explain: _____

Have you ever had bedbugs? NO YES If yes, explain: _____

Special Provisions: _____

Attachments checked below are attached to this Rental Agreement and incorporated herein by reference.

- Pest and Bug Extermination Addendum
- Renter's Insurance Disclosure Addendum
- Nonstandard Rental Provisions
- Lead-based Paint Pamphlet
- Guaranty of Lease
- Disclosure/Authorization
- Criminal Background

Applicant's Signature _____ Date: _____ By _____ Date: _____
The Equity Group, Owner's Agent

The Applicant desiring to rent the above apartment hereby agrees:

1. RENTAL

The monthly rental shall be the sum of \$ _____, and that the first month's rent must be paid to the resident manager before occupying the apartment. Subsequent rent to be paid to the owner at the office of the Owner's property manager, listed above. **THE RENT SHALL BE PAYABLE IN ADVANCE ON OR BEFORE THE FIRST DAY OF EACH AND EVERY MONTH.** Time is of the essence with respect to rental payment. All applicants, if more than one, shall be jointly and severally liable for the full amount of any payment due under this agreement. In the event of a breach of this lease by Tenant which results in the filing of suit by Owner for possession or money damages, the Tenant shall be responsible for any an all attorney fees and court costs incurred by Owner in conjunction therewith. Tenant may not sub-let the apartment or allow roommate to move in without completion of application process and Owner's acceptance.

2. SECURITY DEPOSIT

The applicant shall deposit the sum of \$ _____ as security deposit against damage to premises. There is no responsibility on the part of the Owner to place the security deposit in a trust account. The deposit shall not be used by the Tenant as rent. In the event that some but not all of the Tenants vacate the premises, the security deposit shall be deemed the property of the last Tenant to vacate the premises.

INFORMATION CHECK-IN SHEET: SECURITY DEPOSIT. Tenant acknowledges that when Tenant commences his or her occupancy of the premises, Owner is required to provide an information check-in sheet containing an itemized description of the condition of the Premises at the time of check-in. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to the Owner. Tenant's security deposit, less any amounts legally withheld, shall be delivered or mailed to Tenant's last known address pursuant to the provisions of the Illinois Security Deposit Return Act (765 ILCS 710). After Tenant vacates premises, Tenant shall return, or account for, any of Owner's property held by Tenant such as keys, garage door openers, etc.

3. ACCEPTANCE

If this application is accepted by the Owner, it shall not become binding on Applicant until a copy of accepted application is deposited, posted prepaid in the United States mail, addressed to Applicant at Applicant's most recent address, or by personal delivery thereof. If application is not accepted by Owner, the deposit shall be returned within 21 calendar days. If this application is accepted but Applicant does not take occupancy, the deposit shall be forfeited to the extent of the Owners' loss.

4. CONTINUATION OF LEASE

If the Tenant continues to occupy the Premises after the expiration of this Lease and makes a timely payment of rent, the Tenant shall be a month-to-month Tenant unless another agreement is signed. All terms and conditions of the initial lease shall continue to apply.

5. LATE FEES AND BOOKKEEPING CHARGES

In the event any portion of rent is received later than the seventh (7) of the month, the Tenant shall pay a late charge of \$50.00. A \$40.00 bookkeeping charge will be made for any checks which are not honored by the bank on which they are drawn. Redeposits or replacement of NSF checks after the seventh (7) of the month will be subject to the late charge.

6. VACATING PREMISES

Tenant shall provide Owner with a thirty (30) day notice in writing before vacating - such notice to be effective only as of the last day of the month. All notices to vacate must be sent by the Tenant to the Owner at the Owner's Property Manager's address, listed above. Fax and email notices are unacceptable. The manager is not authorized to receive any notices. Upon giving notice to vacate, full rent must be paid for the last month of occupancy. Should tenant be given notice to vacate by the Owner, full rent must also be paid for the last full month of occupancy. Tenants vacating on the last day of the month must turn premises over to the manager by 2:00 p.m. to allow time to prepare the unit for new occupants.

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14. AGENCY NOTICE

Tenant understands that the Property Manager and its employees are agents of the Owner. Unless otherwise specified herein or specifically instructed otherwise, Owner's agent may act for Owner with respect to duties described in this Residential Lease Agreement and any attachments hereto. NOTICE: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Illinois State Police or by using <http://www.isp.state.il.us/sor>.

15. TENANT OBLIGATIONS

Tenant agrees and promises:

- A. To use the premises for residential purposes only. Utilities shall be used only for normal household purposes and not wasted.
- B. Not to use or keep in or about the premises anything which would adversely affect coverage of the premises or the building of which they are a part under a standard fire and extended insurance policy. Grills are **NOT** permitted on porches.
- C. That no water beds are allowed without additional security deposit of \$200 and proof of Renter's insurance.
- D. Not to make or allow any odors or excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building which the premises are located. Silence to be observed in the hallway at all times. Tenants and guests are not to play or loiter in public areas, such as hallways or basements.
- E. Tenants are not to keep in or about the premises any pet including visiting pets except as permitted by ADA. Fish or birds which are not a nuisance to other tenants are an exception to the "no pets" regulation.
- F. To keep and return the premises including exterior area in a clean and tenable condition and in as good repair as at the beginning of the agreement term, normal wear and tear excepted. Hallways, entrances, stairways, and all public areas are to be kept free of all personal items. Porches are not to be used as storage. Use of public electricity is prohibited. Items kept outside of lockers will be disposed of at Tenant's expense.
- G. If obligated to pay for heat for the premises, to maintain a reasonable amount of heat in cold weather to prevent damage to the premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for such damage.
- H. Not to alter or redecorate the premises, including painting and wallpapering. Not to drive nails, tacks, screws, or apply other fasteners on or into any floor or woodwork of the premises. Contact paper shall not be used on any surface. Windows to be covered with proper treatment within seven (7) days of occupancy.
- I. That toilets, garbage disposals and other water apparatus shall not be used for any purpose other than for which they were constructed. All costs for removal of any obstruction or damage resulting to them from misuse shall be paid for by the Tenant. Do not flush Kleenex, wipes or sanitary products down toilets. They do not dissolve.
- J. That any vehicle parked in the lot be drivable, display a current license plate sticker, kept in good repair, not pose a threat to individual safety or damage property. Vehicles not operated for 7 days or not registered to Tenants will be ticketed and/or towed at vehicle owners expense. No washing of cars allowed on property. No trailers or boats of any kind to be parked on the premises. Maintenance on any vehicle is prohibited.
- K. Not to permit any guest or invitee to reside in the premises for any period exceeding two (2) weeks without prior written consent of Owner.
- L. To be liable for all acts of negligence or breaches of this agreement by Tenant and Tenants guests and invitees.
- M. No additional locks may be installed. All lock outs are the responsibility of the Tenants along with lost keys.
- N. That no laundry be hung outside on porches. Laundry hours 8:00 a.m. to finished time by 10:00 p.m.
- O. To report all needed repairs in a timely manner in writing or be responsible for damages as a result thereof.
- P. Not to bring any live wreaths or Christmas trees onto the premises or the building of which they are a part.
- Q. Not to tamper with smoke detectors or carbon monoxide detectors, and to notify the manager in writing of any repairs or service needed to same (see item #12).
- R. Not to drive on lawn or sidewalks for any purpose. See provision 3 - Non Standard Rental Provisions.
- S. To report to The Equity Group office in **writing** any misconduct by managers or service person with respect to sexual harassment or other inappropriate behavior.
- T. To immediately report to the on-site manager any injury that occurs on the premises which should be reported to Owner's insurance company.
- U. That window air conditioners be installed only with preapproved methods and materials through manager.

Applicant's Signature _____ Date _____ By _____ Date _____

The Equity Group, Owner's Agent