

BASCO Development, LLC

201 Air Park Drive • Watertown, WI 53094
(920) 253-2206

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RESIDENTIAL RENTAL CONTRACT

1.1 AGREEMENT

This Contract for the rental or lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one or more) on the following terms and conditions:

LANDLORD: <<Property Name>>

Name, address and contact information for rent payments: <<Site Manager>> <<Site Manager Phone Number>> <<Property Address>> Property E-mail

Name and contact information for maintenance/management issues: <<Site Manager>> <<Site Manager Phone Number>> <<Property Address>> Property E-mail

Name of agent for service of process: <<Site Manager>>

Address for service of process: <<Property Address>>

TENANT: Number of occupants: {not to exceed 2 individuals/bedroom} Names of Tenants: <<Tenants (Financially Responsible)>>

CO-SIGNER:<<Co-Signer(s)>>

Residing Co-Signer: YES or NO *see Residential Lease Guarantee.

Names of other occupants: (Minor children, etc.) <<Other Occupant(s)>>

PREMISES: Building address <<Unit Address>>**INCLUDED FURNISHINGS:**

Refrigerator	<input type="checkbox"/>	OTR Microwave	<input type="checkbox"/>
Range/Oven	<input type="checkbox"/>	Washer	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	A/C	<input type="checkbox"/>
Water Heater	<input type="checkbox"/>	Fireplace	<input type="checkbox"/>

RENT: Rent of <<Monthly Rent>> for the premises is due on the 1st day each month. If payment is not received or postmarked by the 5th day of the month when due, rent is <<Monthly Rent>> for the Premises and \$50.00 late fee. Charges Incurred by the Landlord for Tenant's returned checks are payable by Tenant in the amount of a \$50.00 charge for any returned payment item for any reason. Landlord will not accept any cash payments. All payments to Landlord for any charge must be made by AppFolio on-line payment options or personal check, cashier check, money order. All Tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Contract and under Wisconsin law. Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Contract.

1.2 TERM

LEASE TERM:

<<Lease Term (Months)>>, beginning on <<Lease Start Date>> and ending on <<Lease End Date>>.

The residential rental contract (lease) and the non-standard rental provisions/lease addendum shall be automatically renewed for 12 months if any tenant fails to return the renewal letter submitted to tenant 90 days prior to their lease expiring; unless either party shall serve a 60 day written notice on the other indicating their desire to not renew, effective only as of the last day of the month. Month to month tenants are required to give a 30 day written notice effective only as of the last day of the month. Tenant agrees not to vacate or re-let during the months of December, January, February and March; this applies to both annual and monthly leases. Tenant agrees to pay any cost of re-letting including utilities during these months in the event the tenant vacates; this provision has been separately negotiated and is not a form provision.

1.3 SECURITY DEPOSIT

SECURITY DEPOSIT HELD: Upon execution of this Contract, Tenant shall pay a security deposit in the amount of <<Security Deposit Charges>> to be held by <<Property Name>>

SECURITY DEPOSIT REFUND: Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address, or transmitted electronically if authorized by Tenant below, within 21 days of when Tenant vacates the Premises as established in accordance with Wis. Stat. §704.28(4). Landlord will provide a written statement accounting for all amounts legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. No deduction may be made for damage charged against the previous tenant's security deposit. Tenant may not use the security deposit as payment of the last month's rent. After Tenant vacates the Premises, Tenant shall return, or account for, Landlord's property held by Tenant such as keys and garage door openers, etc. Failure to vacate and deliver keys as called for in the lease will result in damages under Sec. §704-27, Wis. Stats. At the Landlord sole discretion and option, the premises will not be considered vacated until all personal property has been removed from apartment and garage, the Landlord has been notified in writing and all keys, the garage remote, and all resident key cards are returned. Rent liability will not be affected until all said conditions are met.

1.4 UTILITY AGREEMENT

UTILITIES: Check if paid by the Landlord (included in the rent) or Tenant (paid separately in addition to the rent):

	Landlord	Tenant		Landlord	Tenant
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	Heat	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	Sewer	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Trash	<input type="checkbox"/>	<input type="checkbox"/>
TV/Internet	<input type="checkbox"/>	<input type="checkbox"/>			

UTILITY AGREEMENT. Tenant is responsible for all utility charges incurred by tenants for their apartment unit as indicated above. All utilities Tenant is responsible for shall be paid within 15 days of receipt. Late fees will be charged to the Tenant by Landlord for any utility bills that are not paid within 30 days of the billing date/ or lease may not be renewed at the time of renewal. In addition, all utility bills must be paid and brought current with the municipal utility provider; otherwise a 10% interest fee will be charged to the Tenant in addition to late fees if any delinquencies are applied to Landlord property tax billing.

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

X _____
Initial Here

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TERMS & CONDITIONS

2.1 TIME IS OF THE ESSENCE:

Time is of the essence as to all dates and deadlines set in this Contract or by law, unless otherwise provided in Special Provisions. Parties failing to perform by a "Time is of the Essence" deadline will be in breach of this contract immediately upon the passage of the deadline.

2.2 PROMISES TO REPAIR

Any promise by Landlord to repair, clean, or improve the Premises shall include a date of completion, and is stated in Special Provisions or a separate addendum attached to this Contract if the promise was made before the execution of this Contract. Time is of the essence does not apply if Landlord gives Tenant timely notice of any delay due to causes beyond Landlord's control (labor stoppage, etc.) and states a new completion date. The Landlord shall not be liable, and the Tenant hereby waives all claims against the Landlord for any injury, loss or damage by theft or for charges incurred by the electric or water company or otherwise, or damage either to personal property, sustained by the Tenant or other persons, whether due to building or any party or appurtenances thereof becoming out of repair or arising from bursting pipes or resulting from steam, electricity, gas, odors, rain, or snow which may leak or come from any part of said building or adjoining premises, or from any act or neglect of co-tenants or other occupants of the building or any other person, due to the happening of any accident in or about said building, or to pipes or appurtenances, or plumbing works therein, or damage due to insect infestation or from any other cause whatsoever unless caused by the willful act, omission or negligence of the Landlord, its agents, servants, or employees in the operation of maintenance of the building. If any such injury, loss or damage shall result from any act or neglect of the tenant, the Landlord may, at its option, repair or make good such injury, loss or damage whether caused to the building or to Tenants thereof or persons therein, and the Tenant shall thereupon pay the Landlord

must secure renters insurance and provide proof of insurance each renewal term.

2.3 MAINTENANCE

All requests by Tenant for non-emergency maintenance services by Landlord must be in writing and identify reasonable time periods during which Landlord is authorized to enter to perform maintenance. Tenant shall maintain the Premises under Tenant's control in a clean and as good a general condition as they were at the beginning of the term or as subsequently improved by Landlord, except normal wear and tear. Tenant is responsible for minor repairs including, but not limited to, replacement of batteries, light bulbs, etc. Tenant shall not, unless permitted in the rules or with specific written approval of Landlord, physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which subsequently affects the exterior appearance of the Premises or the property of which it is a part. Tenant shall maintain all smoke detectors located in the Premises or give Landlord written notice if a smoke detector is not functional. Landlord shall not be liable for any damages resulting from failure to make any repairs or to perform any maintenance unless such failure is due to the negligence of Landlord or such failure persists for any unreasonable time after notice of the need for such repairs or maintenance is given to Landlord by tenant. Resident agrees that existing locks and latches are safe and acceptable subject to Owner's duty to make needed repairs upon written request. Tenants who are locked out of the building after business hours will agree to pay a \$25.00 cash charge, payable at the

time of entry to the person who allows them to gain entry in their apartment. Owners shall have no other duty to furnish guards, lock, etc., except as required by statute. Tenant acknowledges that the security measures taken by the Landlord are not a guarantee against criminal acts or a reduction in the risk of crime. Landlord is not liable to anyone for any damages caused by criminal conduct of other persons.

2.4 CODE VIOLATIONS; ADVERSE CONDITIONS

the total cost of repairing or making good the same as additional rent or be considered in default Sec. §704.07 Wis. Stats. All Tenants

Landlord has no actual knowledge of any building or housing code violation that affects the Premises, or a common area associated with the Premises, which presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed by Landlord before entering into this Contract and before accepting any earnest money or security deposit and stated in Special Provisions or an Attachment to this Contract [Wis. Stat. §704.07(2)(bm)]. Any conditions adversely affecting habitability of the Premises 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, electrical wiring or components not in safe operating condition, or structural or other conditions substantially hazardous to health or safety, were disclosed by Landlord before entering into this Contract and before accepting any earnest money or security deposit and are listed in Special Provisions or an Attachment to this Contract [Wis. Admin. Code ATCP 134.04]. Tenant agrees to close all windows and doors during the heating season, and to not turn the heat temperature above 73° Fahrenheit. If Tenant is to provide heat, Tenant is responsible for all damages caused by inadequate heat. Thermostats must be kept above freezing or at least 65° Fahrenheit during the winter months. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to insure the habitability of the Premises and prevent damage to the premises and the building in which they are located.

SAMPLE

2.5 USE

Tenant shall use the Premises for residential purposes only. Tenant shall not make or knowingly permit use of the Premises for any unlawful purposes, engage in activities which unduly disturb neighbors of, or tenants in the building in which the Premises are located. The designated time frame for household chores and

activities (dishes, vacuuming, laundry, etc. is between the hours of 8:00 a.m. thru 8:00 p.m. daily. Tenant shall not use, or keep in or about the Premises anything which would adversely affect the coverage under a standard fire and extended insurance policy. Tenant acknowledges no rummage sales; garage sales or auto sales are permitted in the complex. Tenant agrees to put no more than 10 nails in any one room's wall and never any nails or screws put into any woodwork, doors, trim or siding. No over-sized screws. Tenant agrees that all requests for satellite dish installation must be approved by management prior to installation and must meet Landlord specifications and a Satellite Addendum must be signed before installation.

2.6 LEAD-BASED PAINT PROVISIONS (IF PREMISES ARE "TARGET PROPERTY" CONSTRUCTED BEFORE 1978).

Tenant has received, read and understands the Landlord's lead-based paint (LBP) disclosure and the *Protect your Family From Lead in Your Home* Pamphlet. Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify Landlord in writing if Tenant, Tenant's guests or any other occupancy observes any conditions indicating a potential LBP hazard, as described in the Pamphlet. Tenant, Tenant's guests and any other occupants are prohibited from disturbing paint and performing LBP activities on the Premises without property State certification.

2.7 GUESTS

Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size of the Premises. Only persons listed on the lease shall be considered a Tenant. No guest may remain for more than 2 weeks without written consent of Landlord, which will not be unreasonably withheld. Guest occupancy after a 2 week period shall accrue additional rent of \$25.00 per day due each Monday unless said guest makes application for tenancy and signs lease. Presence of any other person is a material breach and cause for eviction. Tenant shall be liable for all property damage, waste or neglect caused by the negligence or improper use of the Premises of the building or development in which they are located, by Tenant or Tenant's guests and invitees.

2.8 ENTRY BY LANDLORD

Landlord may enter the Premises at reasonable times upon advance notice to Tenant to inspect the Premises, make repairs, show the Premises to prospective Tenant or purchasers, or comply with applicable laws or regulations. Advance notice may be given by email if authorized under Electronic Communications section of this lease. Landlord may enter without advance notice with Tenant's consent, or when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage. Tenant shall not add or change locks without obtaining Landlord's

locks without obtaining Tenant's written permission unless the

addition or change of locks is pursuant to court order per [Wis. Stat. §704.16 (imminent threat of serious physical harm)]. Denying the Landlord access shall be considered a breach of lease for which the tenancy can be terminated

2.9 RULES

Landlord may make reasonable rules governing the use and occupancy of the Premises and common areas. Tenant acknowledges receipt of the rules prior to signing this Contract. Any failure by Tenant to comply with the rules is a breach of the Contract. Landlord may make reasonable amendments to the rules and any amendment shall become effective no sooner than 14 days after the amendment is delivered to Tenant. If an amendment materially and adversely affects Tenant's use of the Premises, Tenant may at any time before it becomes effective terminate this Contract by giving Landlord not less than 21 days' written notice, effective as of the end of a rent-paying period, citing the amendment and its effect on Tenant's use of the Premises. Any unit washer and dryer, storage area, parking space, yard, community room or pool (if applicable) and landscaped area, unless specifically leased to tenant, are provided gratuitously, and may only be used as

permitted and upon the terms and condition of the rules and written permission and immediately providing Landlord keys to permit access to the Premises. Landlord shall not add or change

regulations. Tenant acknowledges No Weapons or Firearms are permitted in any common areas. Tenant understands that exterior creeks and ponds are attractive to minors. Tenant agrees not to let any child be unsupervised nor will they be allowed in or near the same. Tenant agrees that the Landlord is not responsible for any injury or damage by failure to do so. No ice-skating or ice fishing allowed. No boats or swimmers in the pond or creek (if applicable). The Landlord has the right to require all residing minors to apply for residency, after their 18th and no later than their 21st birthday, so that these individuals are added to the lease due to the minors' transition to adulthood. Any fishing in the private ponds (if available) must be done following DNR regulations. Tenant agrees that gas/propane grills are to be stored in garages (subject to local fire code), and that any solid fuel device such as a charcoal grill, smoker, pellet stove/grill are prohibited anywhere in the complex. Propane grills must be 10 ft. away from the building/garage area when in use.

2.10 CLEANING

Tenant agrees to vacate the apartment, thoroughly clean it, and return all keys, including copies by noon on the last day of the lease term. Tenant agrees to pay all costs if the Landlord must add or change a lock, re-key or provide replacement garage door opener, A/C remote, Fireplace remote or keys. If Tenant is not out at the agreed time, Tenant will be responsible for holdover damages per Sec. §704.27 Wis. Stats. In addition, Tenant agrees to be responsible for any costs related to the replacement of burnt light bulbs (same type, size, and wattage), drip pans (same type, same color) replacement batteries necessary annually at time of inspection (same voltage) as well as batteries for the garage remote. Tenant agrees to pay Landlord at time of vacating for the carpets to be professionally cleaned and for any additional costs related to excessive flooring stains or damage. Tenant agrees that a freshly painted apartment should not be re-painted for at least 3 years. Tenant agrees to be responsible on a pro-rated basis in the event re-painting is required sooner. Damage due to smoke, candle, humidifier, etc. is considered above normal wear and tear. Smoking is not permitted in any building on property; Tenants may smoke on balconies & patios with a fireproof ashtray. Disposal of smoking or any type of refuse must be done properly or penalties for improper disposal will be imposed. Tenant agrees to keep hallways/common areas free of all personal property including shoes, toys, and

garbage. No loud noises are permitted in the hallway/common areas. Tenant acknowledges and agrees to keep unit clean, clutter free or will be considered in breach of this lease whether done by children, adults or guest(s)

2.11 REFUSE

Tenant agrees to follow state laws concerning recycling practices. Paper, commingled recyclables, and raw trash should be placed in their respective containers. Garbage may not be left anywhere except in the appropriate trash area. Tenant agrees not to leave any trash bags or garbage on the deck/patio/garage or in the hallway for any length of time; it is to be taken to the appropriate trash receptacle immediately. Major electronics, large furniture and tires may not be deposited in trash or recycle containers on the premises; tenants will find another suitable destination for these types of refuse.

2.12 ABANDONMENT

If Tenant is absent from the Premises for three successive weeks without notifying Landlord in writing, Landlord may deem the

Premises abandoned unless rent has been paid for the full period of the absence

2.13 PERSONAL PROPERTY

Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for seven days from the date on which Landlord discovers the property and shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate [Wis. Stat. §704.05(5)(b)].

2.14 SALE OF PROPERTY

Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this lease are expressly released by Tenant. The new Owner of the Premises shall be solely responsible for Landlord's obligations under this Contract.

2.15 NOTICE OF DOMESTIC ABUSE PROTECTIONS

(1) As provided in paragraph §106.50(5m)(dm) of the Wisconsin statutes, a Tenant has a defense to an eviction action if the Tenant can prove that the Landlord knew, or should have known, the Tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

(a) A person who was not the Tenant's invited guest.

(b) A person who was the Tenant's invited guest, but the Tenant has done either of the following:

(2) Provided a written statement to the Landlord stating that the person will no longer be an invited guest of the tenant and the Tenant has not subsequently invited the person to be the Tenant's guest.

(2) A Tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in paragraph 704.16 of the Wisconsin statutes. If the Tenant has safety concerns, the Tenant should contact a local victim service provider or law enforcement agency.

(3) A Tenant is advised that this notice is only a summary of the Tenant's rights and the specific language of the statutes governs in all instances.

Tenant may obtain information about the sex offender registry and persons registered with the registry by contacting Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

2.16 CONTROLLING LAW

Landlord and Tenant understand that their rights and obligations under the Contract are subject to the federal and state lead-based paint laws [Wis. Stat. §Chapter 704, Wis. Admin. code Chapter

ATCP 134] applicable local ordinances, and any other applicable law. Both parties shall obey all governmental orders, laws, rules, and regulations related to the Premises. It is expressly agreed that the Landlord may collect rent or take any other act after service of Notice or Summons without waiving or affecting any right or suit. Violation of any lease term or rule shall be considered a material breach of lease and tenancy may be terminated per Sec. §704.17 Wis. Stats. A termination of tenancy prior to expiration of lease may make the Tenant liable for rent, future rent, double daily rent, and costs of re-letting. Should Tenant fail to perform and observe any of the terms of the agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or vacate the premises on or before a date at least 5 days after giving such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the premises, without limiting the liability of Tenant for the rent due or to become due under this agreement. If tenant has been given such notice and remedied the breach and within one year of such previous breach, Tenant commits a similar breach, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving of the notice as provided in §704.17 Wis. Stats. This provision shall apply to any term. Waiver of one breach shall be limited to the particular instance and shall not be deemed to waive past or future breaches.

2.17 MITIGATION

(1) Sought an injunction barring the person from the premises.

If Tenant abandons the Premises before the end of the tenancy, or if the tenancy is terminated due to Tenant's breach of this Contract, Landlord shall make reasonable efforts to re-rent the Premises and apply the rent received, less costs of re-renting, to Tenant's obligations under this Contract. Tenant remains liable for any deficiency. In the event the premises are re-let for any reason during time of lease, tenant expressly agrees to pay a \$350.00 re-let fee solely for the additional costs of re-renting. This does not preclude any other damages due and owing, including rent and advertising. Tenant also understands that they are responsible for rent and utilities every month for the duration of the lease, until the apartment is successfully re-let.

SAMPLE

2.18 ASSIGNMENT

Tenant shall not assign this Contract or sublet the Premises or any part thereof without prior written consent of Landlord, which will not be unreasonably withheld. This Contract may be terminated or modified by written agreement of Landlord and Tenant.

2.19 PETS

Pets and visiting pets are not permitted.

2.20 ELECTRONIC COMMUNICATIONS

Landlord and Tenant agree to the use of electronic documents, email and electronic signatures to the extent not prohibited by federal or Wisconsin law. Tenant must first consent electronically, as required by federal law, and provide their email to Landlord. Landlord and Tenant agree that Landlord may provide the following electronically: (1) a copy of this Lease and any related attachment or document; (2) a security deposit and any documents related to the accounting or disposition of the security deposit and refund; (3) any promise made by the Landlord prior to entering into this lease to clean, repair, or otherwise improve the Premises; and (4) an advance notice to enter the Premises to inspect the Premises, and make repairs, show the premises to prospective tenants or purchasers, or comply with applicable laws and regulations. Maintenance requests may be submitted by emails if an email address is given by Landlord. Default or eviction notices cannot be given electronically.

2.21 AGENCY NOTICE

Tenant understands that any property manager, rental agent or employees thereof are representing Landlord. In the event of a conflict between lease and addendum, the addendum shall control. In consideration of the Lease and all accompanying Addenda from the Landlord to Tenant, the undersigned hereby agree, that if requested by Landlord or Landlord Agents(s), to fully cooperate and adjust for clerical errors, any corrections to lease documentation if deemed necessary or desirable in the reasonable discretion of the Landlord. The undersigned agree to comply with all above noted requests by Landlord within 10 days from the date of mailing of said request. The undersigned agree to assume all costs including, by way of illustration and not limitation, actual expenses, legal fees, and marketing losses for failing to comply with correction requests in the above noted time period. No oral agreements have been made. This lease is the entire agreement.

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

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Sign and Accept

3.1 NOTICE

No notice by Tenant shall be effective unless in writing. In the event of death this contract will continue for 60 days after the Landlord has received written notice of the Tenants passing. The covenants and conditions herein contained shall apply to the estate of the deceased and bind heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be constructed as conditions of the lease. The security deposit, minus any damages, fees, utilities, etc., will be returned to the individual who is designated as the tenants' emergency contact, unless a legal representative provides paperwork within that 60 day time frame assigning them as the legal beneficiary.

<<Emergency Contact(s)>>

3.2 INSPECTION AND CHECK-IN SHEET

Landlord shall provide a check-in sheet when Tenant commences occupancy of the Premises. Tenant has 7 days from the date Tenant commences occupancy to complete the check-in sheet and return it to Landlord. [Wis. Stat.§704.08].

3.3 SIGNING THIS CONTRACT CREATES LEGALLY ENFORCEABLE RIGHTS AND

OBLIGATIONS. TENANT SHOULD CONSULT LEGAL COUNSEL REGARDING ANY QUESTIONS AS TO THEIR LEGAL RIGHTS.

I HAVE READ THIS CONTRACT AND ACKNOWLEDGE THIS POTENTIAL FINANCIAL LIABILITY. BY INITIALING AND SIGNING, I ACKNOWLEDGE THAT THE LANDLORD HAS IDENTIFIED AND DISCUSSED EACH PROVISION WITH ME. I UNDERSTAND THAT ANY OF THE ABOVE REFERENCED ITEMS MAY BE DEDUCTED FROM MY SECURITY DEPOSIT AT THE TERMINATION OF MY TENANCY IF NOT PAID. IF ANY OF THE ABOVE CHARGES ARE NOT DEDUCTED FROM THE SECURITY DEPOSIT, THE LANDLORD SHALL SEND A STATEMENT TO THE TENANT WHO AGREES TO PAY UPON RECEIPT.

3.4 ATTACHMENTS CHECKED BELOW ARE ATTACHED TO THIS CONTRACT AND INCORPORATED HEREIN BY REFERENCE

ATTACHMENT	CHECK	ATTACHMENT	CHECK
Guarantee/Renewal/Assignment/Re-let	<input type="checkbox"/>	Nonstandard Rental Provisions	<input type="checkbox"/>
Rules & Regulations	<input type="checkbox"/>	Promise to Repair	<input type="checkbox"/>
Smoke & Carbon Monoxide Detector Notice	<input type="checkbox"/>	Code Violations	<input type="checkbox"/>
Lead-Based Paint Disclosure & Pamphlet	<input type="checkbox"/>	Real Estate Agency Disclosure	<input type="checkbox"/>
Amendment	<input type="checkbox"/>	Utilities Cost Allocation	<input type="checkbox"/>
Clubhouse & Pool Rules	<input type="checkbox"/>	Garage Addendum	<input type="checkbox"/>

SAMPLE

X

Lessee

Date Signed

X

Lessor

Date Signed

SAMPLE