

Important Points In Your Lease

Unit: _____

Legalities: Your lease is a legal and binding document once you have signed. If for any reason you do not intend to move into the unit, THE LEASE is still valid. It is your responsibility until it expires or you find someone to take over the lease for you.

Please realize that the approval of the other residents/roommates must be obtained for a takeover.

Rent: Your rent is due on the 1st of each month. It is your responsibility to pay by the 5th to avoid late fees (even if the 5th is a weekend or holiday you must plan ahead). **Late Fees** are charged at \$10.00 + \$2.00/day for rent received after the 5th.

Pets: We have a NO PET POLICY in our units. In *select* units **one** approved animal will be allowed with the payment of a \$400.00 non-refundable pet charge and completion of required Pet Addendum. Approval requires the consent of the property owner and other tenants on the lease since tenants are jointly responsible for damages to the unit. **Approval should take place prior to lease signing.** Approved pets cannot be an "aggressive breed" nor have any history of aggression. Pet owner agrees to abide by "scooper" rules and understands the exterior of the property must remain free of pet waste. The property owner or Bondurant Realty reserve the right to ask for the animal to be removed from the premises if complaints are received or if there is evidence of non-compliance with "scooper" rules. If an unapproved or visiting pet is found in the unit, a \$150.00 fine will be assessed to the unit.

Lease Dates: Please carefully note your lease dates. Realize that if there is a time lapse from the end of your present lease to the beginning of the new lease term, it is your responsibility to find needed storage for your personal property during that period. **(We cannot allow you to move in early or allow you to stay past your lease ending date. If all Residents are not completely moved out by 10:00am on the last day of this lease, the Residents will be charged a fine of \$500.00, plus \$50.00 for each additional day that the moveout is delayed.)**

Move In: Residents moving into a unit that has been turned over by BRC prior to the lease start will receive a "Property Check-In" sheet to note repairs and/or pre-existing conditions present in the unit at move in. **Residents moving into a property with other residents that have stayed from the previous lease year will receive an "As-Is Conditions" sheet to note repairs and/or pre-existing conditions present in the unit at move in.** BRC will accept hand written lists in place of either form, should the form be lost. Additional copies of either form may also be picked up in the rental office.

Heat & Utilities: *Active utility service is required for the tenure of your lease.* You must have utilities turned on in your name and bring a copy of the proof of utilities to the rental office to receive the keys to move into your apartment. If your utility service is disconnected at any point before the end of your lease term, your unit will be assessed a \$300.00 fine and will be responsible for reimbursing BRC for the payment of utility bills. If your heat is cut off, or set at temperature low enough to cause damage to your unit, you will be assessed a \$100.00 fine. Either violation will also require tenants to reimburse BRC for repairs done due to any damage caused by a lack of heat or utility service.

Guarantor Statements/Security Deposits: A security deposit of \$450.00 from each resident is due at the signing of this lease agreement. Each resident may also be required to have a Guarantor. If guarantor signatures and/or security deposits are not received in full by all parties to this Agreement, BRC reserves the right to unilaterally void this Agreement and rent Residence to another party.

Outdoor Burning: We do not allow fire pits or bonfires. Grilling on decks, patios, or porches is also prohibited. Combustible fuels are not to be stored/used in the dwelling or building nor used on decks, patios, or porches. Violation of the outdoor burning policy will result in a \$100.00 fine.

Exterior Appearance: Upholstered furniture is not to be kept on porches or decks. A fine of \$50.00 will be assessed per piece of furniture. If furniture is not removed after request/warning from BRC, it will be removed and Residents will be charged for BRC's time. Residents and their guests are not allowed on the roofs of houses or porches. Residents will be fined \$100.00 per person, per incident if anyone is seen on a roof or if there is evidence that someone has been on a roof.

Towing: Parking stickers are issued annually. Tenants will be notified when they can register for said parking sticker. Renewing residents must register for a new sticker to avoid being towed.

We want your rental experience with us to be an enjoyable one. Please ask us questions about anything you don't understand.

By signing this statement, I acknowledge that I understand the above listed points and that I am free to contact Bondurant Realty should I have any questions.

Resident: _____ Date: _____ Resident: _____ Date: _____

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BRC _____/_____

Revised 10/4/17