

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 of 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.

Renter's Insurance: All tenants are required to purchase renter's insurance. *If a pet is approved* at the unit, pet owner agrees to have their renter's insurance cover liability of said pet and list the property owner and Bondurant Realty as additional insureds. Evidence of such insurance must be provided to Bondurant Realty.

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.

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. Both forms are also available on our website at www.bondurantrentals.com

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 in order to receive the keys to move into your apartment.

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. Guarantor statements must be returned to our office within **5** business days of the date they were sent, and must be completed **prior** to lease signing, or Bondurant Realty may void your lease and rent the property to someone else.

Please be aware of these lease violations that could cause your unit to incur a fine.

- Violation of the above mentioned **pet policy** will result in a \$150.00 fine per incident. This includes visiting pets.
- 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 is 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.
- **Blatant and intentional damage** caused by you or any visitors will be charged at 3x the cost of labor and materials.
- No **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.

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 a rental agent with Bondurant Realty Corporation has reviewed these points with me and allowed me the opportunity to ask questions relative to the lease.

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

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