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This addendum is part of the Residential Lease.

Property: _____

FIRST MONTH'S RENT

The rent for August 15 through August 31, is due by August 1. Receipt of first month's rent is required prior to taking occupancy.

SECURITY DEPOSIT

\$ _____ to be submitted in full at the signing of the lease (carry over from previous year). The security deposit, less any deductions, will be returned in the form of one check written to all tenants. The returned check will also include 5% (or the current legal amount) interest for all months that rent was not late. Tenants are required to notify S&S Properties of Madison, LLC at least two weeks prior to the expiration of your lease, of the appropriate forwarding address. If no forwarding address is received, S&S Properties of Madison, LLC will use the best methods possible to return the security deposit in a timely manner.

TAX FORMS

Any forms (tax or others) that require landlord participation may be sent to S&S with a self-addressed envelope. They will not be returned without it.

UTILITIES

Contact Madison Gas and Electric (608-252-7000) to arrange for service in your name. Please note that in multi-unit buildings, a portion of your heat may be used, with all other units in the building, to heat the public areas (i.e. halls, etc.). Contact your choice for phone service. Tenants are responsible for phone service, repairs and additional phone jacks. **If landlord pays electricity**, and the tenant(s) choose to use a window air conditioning unit, tenant must notify S&S Properties of Madison, LLC in writing before installing such units. At such a time, landlord and tenant will agree upon additional monthly compensation (\$25.00/unit/month) for the additional electricity used resulting from the A/C. This charge will apply for the full duration of time the air conditioner is in use. You need not contact utility companies for service you are not responsible for paying.

INSURANCE

Landowner shall not be held responsible for any loss or damage to any personal property kept on the premises, stored in the basement, garage, attic, halls or any other storage areas. Tenant, in making use of such space does so at his or her own risk. **Please obtain renters insurance!!!** Insurance companies are listed in the local yellow pages.

DAILY USE OF HOUSE

Tenant is responsible for light bulb replacement; blown fuses, minor pest control (EXAMPLE: ant traps, mouse traps). In apartment buildings where "common" fuse boxes/breakers are, S&S Properties of Madison, LLC will repair/replace fuses. In the event a tenant needs assistance, a service call fee may be charged.

ABUSE/NEGLECT

Damage caused by the tenant or a guest will be the tenant's financial responsibility. The tenant has the option of IMMEDIATELY contacting the landlord, and/or making the repair at his own expense, or the Landlord will make the repair - deducting the cost from the tenants security deposit. Landlord to provide any receipts when the security deposit is returned.

GAS/FURNACE

If you smell gas please CALL MG&E IMMEDIATELY, then notify us. MG&E will send someone to repair the problem. (MG&E: 252-7000) If your furnace/boiler is not working, please CALL S&S Properties of Madison, LLC 828-9784 OR 345-9782.

BATHROOMS/DRAINS/TOILET

Check all drains at the time of move-in. Slow draining tubs or sinks should be treated by the tenant with a strong over the counter drain opener and plunger. Any cost incurred by unclogging drains that have been clogged by items put in them, shall be paid by tenants. Feminine care products **MUST NOT** be flushed down the toilet. Tenant is responsible for any repair if this occurs. Any cost incurred by unclogging toilets shall be paid by tenant. Tenants are responsible for keeping the bathrooms mold and mildew free. This can be done with a 50/50 solution bleach and water sitting for 15 minutes, wipe dry.

TELEPHONE:

S&S Properties of Madison, LLC will supply one telephone jack and line in each apartment. Any cost for adding additional jacks will be assumed by the tenants. Of course any telephone activation fees and additional costs are paid for by the tenants.

BASEMENTS/ATTICS:

Sleeping in any basement or attic room is not permitted. Any storage in any basement is at your own risk. All stored items must be labeled with a 3" X 5" index card with your name, apartment number, and the date the item was originally stored. Any items remaining after your lease expires may be discarded without notice. S&S Properties of Madison, LLC is not responsible for damage or theft of any stored item. We do not guarantee the basement to be free from water leaks. Periodically, S&S Properties of Madison, LLC may clean out basements in multi-unit buildings. S&S Properties of Madison, LLC will notify all units at least 12 hours prior to doing so. It will be your responsibility to identify your items. If you do not, items may be thrown out without additional notice.

GARBAGE DISPOSAL:

Your garbage disposal is to be used for soft garbage ONLY. In the event of garbage disposal seizing, any costs incurred as a result of inappropriate items (i.e. coins, bottle caps, nut shells, utensils, rocks, etc.) will be paid by tenant.

WINDOWS CLEANING:

Tenant(s) may chooses to clean the inside or outside of the windows of the apartment. However, Landlord is not responsible for window cleaning.

RENT (initial below):

Rent is to be received by the 2nd of each month. ALL tenants are responsible for the monthly full rent. If there are questions regarding amounts paid, S&S Properties of Madison, LLC may only give out the amount short the group is on their rent. It is the tenant's responsibility to make sure individual checks add up to the total rent. ENTIRE rent must be received on the first of each month to receive **Prompt Payment Discount**. Any checks received after the first of each month will result in a loss of Prompt Payment Discount for the applicable month. Payment by check must be made out to S&S PROPERTIES OF MADISON, LLC 7839 Big Timber Tr. Middleton, WI 53562. and MUST have tenant's **name(s), address, and apartment #** on the check.

RETURNED CHECKS:

A \$25.00 fee will be charged for each returned check. Any check not made good on or before monthly rent due date will result in a loss of Prompt Payment Discount for that month.

KEY LOSS:

In the event a tenant loses a key, and requests the locks to be changed, tenant shall pay all costs. If tenant locks himself/herself out of the house/apartment and calls on Landlord to unlock the door, a \$25.00 service call fee will be charged and must be paid prior to unlocking the door.

BUILDING EXTERIOR:

Porches and balconies shall not detract from the appearance of the building. Hanging clothes out to dry on porches or balconies is not permitted. Interior furniture (upholstered couches and chairs, etc.) are not permitted anywhere outside the property. Grills are not allowed in front of buildings when not in use. If you plan to use a gas or charcoal grill, it must be placed at least fifteen feet from the building and any structures when in operation and cooling down. Grills are not allowed on balconies and porches. Tenant is prohibited from posting signs or banners (visible to the street). You will receive notice from Landlord if this clause is being violated. You will then have 24 hours to remedy the situation. Violation subject to a \$25.00 fine.

PARKING:

No parking on the lawn or in posted "No Parking" areas. Violators will be ticketed and/or towed at the violator's expense.

TRASH/RECYCLE:

Trash is to be neatly disposed of on the appointed collection day. Newspaper is to be stacked no higher than 8" - bundled neatly with twine. Aluminum, glass jars, plastic container and tin cans - rinse and deposit in a clear "Madison Pride" bag for pick up. Do not store recycling materials in the halls, walkways or on open balconies/porches: City Ordinance. All major appliances require an additional city sticker to be collected on trash day. Please call 266-4681 for additional information and fees. Each tenant is, jointly and severally, responsible every week to take their trash to the curb. Trashcans must be returned to the rear of building the same day. If Landlord is forced to take out any trash (including cardboard) or return cans to the house/apartment, the tenants will be charged appropriately per occurrence, which will be deducted from the security deposit at lease end. Tenants are also responsible for any trash that accumulates anywhere on the property, regardless of where it came from.

SNOW & ICE:

Tenants agree to promptly remove snow/ice from public sidewalks within 24 hours of accumulation. It is important to ensure safe passage for the mail carrier, general public and you! **Any expense resulting from tenant non-compliance will be tenants financial responsibility. The fine will be deducted from the security deposit at lease end.**

LAWN CARE:

Lawns must be kept clean by tenants. S&S will mow the lawn when needed.

NOISE:

Small social gatherings of residents and their guests are welcomed, provided they do not become boisterous, obscene or objectionable to the neighbors or other residents in the building. **Serving alcohol to minors is against the law. Police will be notified.** A \$50.00 fine will be charged for each violation.

NO PETS:

No pets are allowed in any apartment or dwelling at any time without Landlord's prior written approval (including "visiting" pets). Fine may be charged for each violation and every day an unauthorized pet is sited, until it is removed. Tenants will be responsible for all damages caused by pet.

MOVE-IN/MOVE-OUT:

Tenants have received a "Move-In Inspection Form" at the time of lease signing. Additional forms are available from S&S Properties of Madison, LLC for \$1.00 each. It is the tenant's responsibility to return the inspection form to S&S Properties of Madison, LLC within seven days of the beginning of the lease period. It is in your best interest to return this form, in order to protect yourself from any damage caused by the previous tenants. Items left behind in your apartment after the lease has terminated may be considered abandoned, and will be disposed of immediately.

SUBLET:

Requires Landlords approval and a signed Sublet Agreement BEFORE the sublessee moves in. There is a \$50.00 administrative/processing fee per person, should you choose to sublet. Tenant(s) is/are solely responsible for the actions of his/her sublessee during the lease. If a sublessee is known to be in an apartment without approval, S&S Properties of Madison, LLC may consider it a breach of lease.

SMOKE DETECTORS:

Smoke detectors save lives! 9-volt batteries are to be removed ONLY when replacing. Contact Landlord for a new battery. Removal of an operable battery may result in a \$300.00 fine to the tenant. S&S Properties of Madison, LLC will periodically check smoke detectors and batteries.

RENTAL RENEW:

Your current lease is not renewable. Rental season for the following lease period, for fall rentals, begins December 15. You will be notified by mail or e-mail December 1st of any rent increase and given 14 days to respond if you want to rerent. It is your responsibility to notify S&S Properties of Madison, LLC if you intend to rerent. S&S Properties of Madison, LLC will begin marketing all available units after that time.

CLEAN HOUSE:

A reasonable amount of cleanliness is required during lease period. Landlord will make periodic (scheduled) visits to the property during the lease period. Excessive abuse or neglect will not be tolerated. You will be notified of any violation(s) with one week to remedy the problem. If no effort has been made upon reinspection, landlord will rectify and deduct cost from tenant security deposit at lease end. This provision includes both interior and exterior.

CONDITION:

The apartment you are renting is taken "as is" (in the condition you viewed it). No representations are made by the landlord, or agent, regarding painting, carpet replacement or other conditions unless specifically covered in the lease, or by additional written agreement. Tenants are not permitted to make changes to house/apartment without prior written permission from the Landlord (i.e. locks, paint, etc.).

HEAT:

If anyone in your household makes the decision to turn the heat BELOW 60 degrees or COMPLETELY OFF anytime during the winter months (i.e. semester break), all tenants will be held responsible for any damage as a result of the excessive cold (i.e. frozen pipes, furnace/boiler damage).

BICYCLES:

Bicycles are permitted in the basement only, at tenant's own risk. Any damage (i.e. marks on walls, etc.) to the interior/exterior will be charged to the appropriate tenants.

SIGNATURES:

Tenants will not be allowed to take occupancy of the apartment until all signatures, including co-signers (if required), full security deposit, and appropriate rent has been received.

CITATIONS:

Any citations received by S&S Properties of Madison, LLC, from the City of Madison, or appropriate municipality, for violations the tenant(s) has caused and/or are responsible for, will be considered damages and deducted from the security deposit. The tenant(s) will receive notice of each occurrence. The tenant(s) may also reimburse S&S Properties of Madison, LLC prior to lease end, for these citations.

GENERAL:

Any violation of the Lease, Policies and Procedures will result in a \$25.00 fine, unless otherwise stated, each time the violation occurs. This may be deducted from the security deposit at lease end, should you choose not to pay separately at the time of occurrence.

I have read the Lease, Policies and Procedures as presented:

Tenant: _____
(signature)

Tenant: _____
(signature)

Tenant: _____
(signature)

Tenant: _____
(signature)

Tenant: _____
(signature)

Landlord: (This is for review purposes only – this is not an official document)

Date: _____