



## RESIDENTIAL LEASE

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

### PARTIES

**TENANT(S):** Alexander Gabrichidze

**List other occupants who are not tenants, such as minor children, in Special Conditions.**

**LANDLORD:** 43 North Apartments

Address: 134 E Johnson Street, Madison, WI 53703

**LANDLORD'S AGENT** for maintenance, management, service of process and collection of rent - (Note in "Special Conditions" if more than one agent): Management@rent43north.com

**Address:** 134 E Johnson Street, Madison, WI 53703

### PREMISES

**PREMISES** Street Address: 632 Howard Place

City/State/Zip: Madison WI 53703

Apartment/Unit/No.: 203

### RENTAL TERM

First Day of Term: 8/15/2024 (12:00 PM Noon) Last Day of Term: 8/14/2025 (10:00 AM)

Thursday, August 15, 2024

Thursday, August 14, 2025

This Lease is only for the stated term and is **NOT** automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term.

### RENT

|                        |    |                   |                |
|------------------------|----|-------------------|----------------|
| Rent Amount            | \$ | <u>\$1,150.00</u> |                |
| Pet Fee                | \$ | <u></u>           |                |
| Parking Fee            | \$ | <u></u>           |                |
| Utility Allocation Fee | \$ | <u>50</u>         |                |
| Other Fee              | \$ | <u>40</u>         | (internet fee) |

TOTAL DUE \$ 1,240 per Month due on or before the 15th day of each Month. Rent shall be made payable to 43 North Apartments and paid via the online Resident Center. **ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS AGREEMENT.**

### UTILITIES

In addition to Rent, Tenant must pay all utility charges that are separately metered or subject to

cost allocation, as follows: **CHECK AND COMPLETE AS APPLICABLE**

| Utility Charges    | Electric | Heat | Water | Unit Gas | Air Conditioning | Hot Water | Sewer | Trash/ Recycling |
|--------------------|----------|------|-------|----------|------------------|-----------|-------|------------------|
| Included in Rent   | ✓        | ✓    | ✓     | ✓        |                  | ✓         | ✓     | ✓                |
| Separately Metered |          |      |       |          |                  |           |       |                  |
| Cost Allocation *  |          |      |       |          |                  |           |       |                  |

\* Explain in Special Conditions or in an addendum if additional room is needed.

**Tenant's failure to timely pay utility bills for which Tenant is responsible is a breach of this Lease.**

### SECURITY DEPOSIT

Tenant shall pay a security deposit in the amount of \$ \$2,300.00 upon execution of this Lease, to be held by 43 North Apartments

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 established in Wis. Stat. § 704.28(4). Tenant is responsible for giving Landlord his/her new address. When Tenant vacates the Premises Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.

## SPECIAL CONDITIONS

Security deposit is due upon completion of lease agreement. If deposit goes unpaid, 43 North Apartments can void lease at their discretion.

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| <b>CHECK-IN SHEET</b>                                            | Tenant acknowledges when Tenant commences occupancy of the Premises, Landlord must provide a check-in sheet that Tenant may use to comment about the condition of the Premises. Tenant has seven days from the date Tenant commences occupancy to complete the check-in sheet and return it to Landlord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>LANDLORD'S RIGHT TO ENTER</b>                                 | Landlord may enter the Premises, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the Tenant, 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>MITIGATION</b>                                                | If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Lease through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in rerenting the Premises.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>ABANDONMENT</b>                                               | If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in Landlord's sole discretion, deem that Tenant has removed from the Premises and proceed to rerent the Premises.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PERSONAL PROPERTY</b>                                         | 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 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)]. |
| <b>SALE OF PREMISES</b>                                          | 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 the Landlord's obligations under this Lease.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>LEAD-BASED PAINT PROVISIONS</b>                               | (If Premises is "target property" constructed before 1978) Tenant has received, read and understands Landlord's lead-based paint (LBP) disclosures and the <i>Protect Your Family From Lead In Your Home Pamphlet (Pamphlet)</i> . 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 occupant observes any conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>TENANT RULES &amp; OBLIGATIONS RESIDENTIAL USE REPUTATION</b> | During the term of this Lease, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows:<br>1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family.<br>2. To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>INSURANCE HAZARD</b>                                          | 3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under the property and casualty insurance policies on the Premises and the building wherein the Premises are located.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>NOISE</b>                                                     | 4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>PETS</b>                                                      | 5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>GOVT. REG.</b>                                                | 6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the Premises.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| <b>MAINTENANCE</b>                                           | 7. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>SUFFICIENT HEAT</b>                                       | 8. To maintain a reasonable amount of heat in cold weather to prevent damages to Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>IMPROVEMENTS</b>                                          | 9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following: <ul style="list-style-type: none"><li>a. Attach or affix anything to the exterior of the Premises or the building in which it is located.</li><li>b. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.</li><li>c. Alter or redecorate the Premises.</li><li>d. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>GUESTS</b>                                                | 10. To NOT permit any guest or invitee to reside in the Premises for more than three consecutive days without prior written consent of Landlord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>NEGLIGENCE</b>                                            | 11. To be responsible for all acts of negligence or breaches of this agreement by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>SUBLETTING</b>                                            | 12. To NOT assign this Lease, sublet the Premises or engage in any other short-term or vacation rentals of the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Lease.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>VACATION OF PREMISES</b>                                  | 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>CRIMINAL ACTIVITY</b>                                     | 14. To NOT engage in, or allow any guest or invitee to engage in, any criminal activity that threatens the health, safety or right to peaceful enjoyment of other tenants, persons residing in the immediate vicinity of the Premises, or Landlord or an agent or employee of Landlord; and to NOT engage in any drug-related criminal activity on or near the Premises. Such conduct may result in Tenant's immediate eviction upon 5 days' notice, but not if Tenant or someone lawfully residing with Tenant is the victim of that crime.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>RULES</b>                                                 | Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>NOTICE OF DOMESTIC ABUSE PROTECTIONS</b>                  | <p>(1) As provided in § 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:</p> <ul style="list-style-type: none"><li>(a) A person who was not the tenant's invited guest.</li><li>(b) A person who was the tenant's invited guest, but the tenant has done either of the following:<ul style="list-style-type: none"><li>1. Sought an injunction barring the person from the premises.</li><li>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.</li></ul></li></ul> <p>(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 § 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.</p> <p>(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.</p> |
| <b>DAMAGE BY CASUALTY</b>                                    | If the Premises are damaged by fire, flood or other casualty to a degree that renders the Premises untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains, rent abates to the extent Tenant is substantially deprived of normal use and occupancy of the Premises or the damage materially affects Tenant's health or safety, until the Premises are restored. If repairs are not made, this Lease shall terminate. If the Premises are damaged to a degree that does not render them untenable, Landlord shall repair them as soon as reasonably possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>CODE VIOLATIONS AND CONDITIONS AFFECTING HABITABILITY</b> | Unless disclosed to Tenant before entering this Lease and accepting any earnest money or security deposit, and stated in Special Conditions or an Attachment to this Lease: (1) Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected; and (2) none of the following conditions adversely affecting habitability are present on the Premises: 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 Tenant's health or safety or that create an unreasonable risk of personal injury through the reasonably foreseeable use of Premises by Tenant.

**SMOKE DETECTOR  
NOTICE**

Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall maintain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law.

**ELECTRONIC  
COMMUNICATIONS**

Landlord and Tenant agree to the use of electronic documents, e-mail and electronic signatures to the extent not prohibited by federal or Wisconsin law. Tenants must first consent electronically, as required by federal law, and provide their email addresses below. 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 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, make repairs, show the premises to prospective tenants or purchasers, or comply with applicable laws and regulations. Default or eviction notices cannot be given electronically.

**AGENCY NOTICE**

Tenant understands that any property manager, rental agent or employees thereof represent Landlord.

**SEX OFFENDER  
NOTICE**

Tenant 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

**SPECIAL  
CONDITIONS**

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ATTACHEMENTS CHECKED BELOW ARE ATTACHED TO THIS LEASE AND INCORPORATED HEREIN BY REFERENCE.

| Attachment                                    | Check |
|-----------------------------------------------|-------|
| Rules and Regulations                         | X     |
| Lead-Based Paint Disclosure & Pamphlet        | X     |
| Consent for Use of Electronic Documents       | X     |
| Tenant Check-in Sheet                         | X     |
| Checklist for Full Return of Security Deposit | X     |
| Drug Free Housing                             | X     |
| Security Deposit Acceptance                   | X     |
| Mold Prevention Addendum                      | X     |

*Eric Helt & Chris Heck*

06 / 20 / 2024

Landlord's/Property Manager's Signature ▲ Print Name Here ► Eric Helt/Chris Heck (43 North Apartments)

Date ▲

Landlord/Property Manager email:

management@rent43north.com

06 / 20 / 2024

Tenant & Cosigner Signature Print Name Here

► Alexander Gabrichidze

Date ▲

Tenant & Cosigner Signature Print Name Here

►

Date ▲

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|                             |                 |   |        |
|-----------------------------|-----------------|---|--------|
| Tenant & Cosigner Signature | Print Name Here | ▶ | Date ▲ |
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| Tenant & Cosigner Signature | Print Name Here | ▶ | Date ▲ |
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| Tenant & Cosigner Signature | Print Name Here | ▶ | Date ▲ |
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**NON-STANDARD RENTAL PROVISIONS**  
**ADDENDUM TO LEASE AGREEMENT**

This NON-STANDARD RENTAL PROVISIONS addendum is a permanent, legal addition to the lease agreement. Failure to follow the terms of this addendum may be considered a breach of contract and grounds for legal action against the tenant.

1. **HOLD HARMLESS:** Landlord shall not be liable, and tenant hereby waives all claims against landlord for any damage to any property or any injury to any person in or about the Premises related to this lease agreement by or from any cause whatsoever. Tenant shall protect, indemnify and hold the landlord entities harmless from and against any and all loss, claims, liability or costs (including court costs and attorney's fees) incurred by reason of (a) any damage to any property or any injury to any person occurring in, on or about the Premises to the extent that such injury or damage shall be caused by or arise from any actual or alleged act, neglect, fault, or omission by or of tenant, its agents, servants, employees, invitees, or visitors to meet any standards imposed by any duty with respect to the injury or damage; (b) the conduct or management of any work or thing whatsoever done by the tenant in or about the Premises or from transactions of the tenant concerning the Premises; (c) tenant's failure to comply with any and all governmental laws, ordinances and regulations applicable to the condition or use of the Premises or its occupancy; or (d) any breach or default on the part of tenant in the performance of any covenant or agreement on the part of the tenant to be performed pursuant to this Lease. The provisions of this Article shall survive the termination of this Lease with respect to any claims or liability accruing prior to such termination. (A.G. int) (int) (int) (int) (int)
2. **SECURITY DEPOSIT:** The security deposit shall be equal to one month's rent unless otherwise agreed in writing. Tenant may not use the security deposit as payment of any month's rent without prior written landlord approval.
3. The security deposit will earn no interest. The security deposit, less any amounts withheld for damages (as defined throughout this lease), will be sent to tenant's last known address within 21 days after tenant surrenders the premises. Surrender shall include written notification of vacating the premises and return of landlord's property held by tenant, including keys. If any portion of the deposit is withheld, landlord will provide an accompanying itemized statement specifically describing any damage and accounting for any amount withheld. The reasonable cost of repairs, any waste, neglect, or damage for which tenant is responsible (normal wear and tear omitted), may be deducted from the security deposit.
4. Tenant has ten (10) days from the beginning of the lease term to notify landlord of any damages or defects existing prior to tenant's occupancy, and to request a list of physical damages charged to the previous tenants' security deposit and to request the opportunity to view photographs maintained by landlord documenting damages and defects from previous tenancy. No deduction shall be made for any damage or defect of which written notification is given within the time stated.
5. The security deposit refund, if any, will be written out and mailed to the tenant designated below. The designated person will be responsible for forwarding any information to the other tenants. If no person is designated below, or if the person designated below fails to leave a forwarding address with the landlord, the Landlord will, at its sole discretion, have the right to choose one leaseholder for the check to be returned to. This person will also receive all move-in information prior to commencement of the lease. It is tenant's responsibility to leave a forwarding address at or before the time of checkout. Objections to security deposit deductions must be made in writing to the landlord within 21 days of receipt of the deposit return.

Alexander Gabrichidze

DESIGNATED PERSON: \_\_\_\_\_ (A.G. int) (int)

6. **MISC. TENANT FEES:**
  - a. Late Fee: Landlord shall have the right to charge tenant a 5% late fee if the recurring monthly rent amount is received after the 3<sup>rd</sup> day of the month. Fees are to be automatically charged to tenants online Resident Center account and paid immediately. (A.G. int) (int) (int) (int) (int) (int). A \$50 fee applies to any reversed online rent payments via the tenant's online resident center and after two reversed payments, said fee increases to \$150 per occurrence.
  - b. Pet Fee: Tenant agrees to pay a \$250 nonrefundable deposit for any pet prior to their 1<sup>st</sup> day of the lease term. Tenants will pay additional monthly pet fees in accordance with the monthly payments outlined on page one of the Lease Agreement. (A.G. int) (int) (int) (int) (int) (int)
  - c. City Fee: Tenants must keep yard area free of trash. Any applicable city fines are charged to tenants. (A.G. int) (int) (int) (int) (int) (int)
  - d. Key Replacement/Lock Out Fee: If tenant loses and/or damages an apartment key, mail key, laundry key, entrance key and a replacement is required, tenant agrees to pay a \$100 fee (per key) for each replacement occurrence. If a key is not present at the time of move out, a \$250 fee applies. Should a key replacement be needed after hours, or a tenant needs access to the building, the tenant agrees to pay a \$150 fee, plus the fees outlined above. (A.G. int) (int) (int) (int) (int) (int)
7. **MOVE-IN:** Landlord agrees to deliver and maintain the premises in a fit and habitable condition in accordance with local codes. However, the tenant agrees to accept the premise in AS-IS condition. No representations are made regarding painting, cleaning, carpet replacement or any other condition that are not specifically covered in the lease or this addendum. Carpets are provided in an "as-is" condition only and are in fit and habitable condition. Landlord makes no warranties to the condition of the carpet,

**NON-STANDARD RENTAL PROVISIONS**  
**ADDENDUM TO LEASE AGREEMENT**

including, but not limited to, stains and/or cigarette burns. Make sure to note any such items in your check-in report.

- a. If tenant believes additional cleaning is needed upon move-in, tenant agrees to request landlord to perform any additional cleaning within 24 hours of obtaining keys.
  - b. Landlord agrees to clean the premises and repair any damages caused by the prior tenant within a reasonable time.
  - c. Landlord does not agree to any form of compensation for repairs or cleaning completed by tenant unless written permission is first given by landlord for the work prior to tenant commencing any such work.
8. No more than 45 days prior, and no less than 30 days prior to move-in, tenant agrees to provide the most recent two pay stubs to the Landlord to prove employment status is consistent with information disclosed in the application. **A.G.** (int) (int) (int) (int)
9. The tenant agrees that no improvements or repairs to the premises have been promised unless they are specifically outlined in writing.
10. Any person of legal age who resides in the leased premises must be a signed party to the lease. Tenant may not add new residents without prior written landlord approval. If additional residents are approved, landlord reserves the right to adjust the monthly rent at their sole discretion.
11. **DISTURBANCE:** Tenant agrees to maintain a reasonable level of noise at all times of the day and night so as not to disturb or disrupt neighboring houses. Tenants shall fully cooperate with all other tenants in the building to maintain a peaceful atmosphere at all times.
- a. If a tenant receives a second noise complaint, a \$100 fee will be applied to tenant's online Resident Center. If a third is received, a \$250 fee will apply. \$250 for each complaint thereafter. **A.G.** (int) (int) (int) (int) (int)
12. **FURNITURE:** Tenant acknowledges that any furniture or appliances owned by landlord shall remain in the premises at all times.
- a. Any furniture placed on porches, patios or balconies must be appropriate outdoor furniture. Gas & charcoal grills are prohibited on porches/balconies.
13. **CLEANLINESS:** Tenant shall maintain all interior and exterior areas of the premises in a clean and sanitary condition, free from debris, garbage, and physical hazards. The tenant agrees to perform routine cleaning throughout the leased premises on a regular basis. Routine cleaning includes vacuuming any carpet, sweeping, and washing floors, scrubbing the tub/shower, scrubbing the toilet and sinks, dusting, washing dishes, discarding, and removing trash, and cleaning the interior and exterior of all appliances.
14. **TRASH:** All trash must be bagged, kept in tightly sealed containers, and placed outside for pick-up no sooner than 12 hours before the assigned pick-up day. Trash is to be properly placed by the street for pick-up on the appropriate day of the week. The tenant is responsible for knowing the correct trash pickup day. **A.G.** (int) (int) (int) (int) (int)
- a. Tenants agree to follow municipal recycling ordinances with regards to recyclable materials.
  - b. Tenant will be responsible for cleaning/removal charges of \$150 per occurrence for landlord removal of any improperly placed trash.
  - c. Tenant agrees to pay any fines assessed for violation of municipal trash codes in regard to improperly placed trash.
15. Tenants are not permitted to place trash or personal belongings in any common areas, basements, or attics. Landlord cannot and does not guarantee dryness in any basement and is not responsible for any property damage in said locations. The tenant is responsible for purchasing and replacing light bulbs within the premises as necessary and in accordance with law. All light bulbs must be in working order upon vacating the premises.
16. **PERSONAL PROPERTY:** Landlord shall not be responsible for damage to tenant's personal property by theft, fire, water, sewer backup, mechanical failure, water, or other casualty loss. Tenant is responsible for obtaining renter's insurance to insure personal property from loss. **Renter's insurance is required and is the responsibility of the tenant to obtain adequate insurance coverage.**
17. Air conditioners, space heaters, waterbeds, dartboards, or extra refrigerators are not permitted within the premises nor may tenant attach any antennas, satellite dishes or other electrical connections on the building without prior written landlord approval.
- a. Air conditioners may be approved at the discretion of 43 North Apartments. Upon approval, air conditioners must be installed by 43 North Apartments maintenance staff and a fee of \$150 will apply per installation.
  - b. A \$50 per month fee applies while the AC unit is installed in the window, as 43 North Apartments cannot validate when the AC unit is on/off.
  - c. 43 North Apartments does not guarantee the functionality of any pre-existing AC units that are installed within the premises. Tenant hereby accepts and acknowledges the condition of the pre-existing unit, if any.
18. Coin-operated laundry machines are provided, tenant agrees to properly use laundry machines. No personal machines are permitted without prior written landlord approval. Landlord will not be responsible for damage to personal property due to laundry machine failure.
19. Tenants are allowed to use only small nails or tacks to hang pictures. **Poster putty, 2-sided tape and screws are not permitted.** **A.G.** (int) (int) (int) (int) (int)



**NON-STANDARD RENTAL PROVISIONS**  
**ADDENDUM TO LEASE AGREEMENT**

20. **DAMAGES:** Whenever damage is caused by carelessness, misuse, neglect, or intentional acts on the part of tenant or tenant's guests or invitees, tenant agrees to pay for the cost of all repairs and labor within 30 days of landlord's demand for payment. **Renter's insurance is required and is the responsibility of the tenant to obtain adequate insurance coverage.** Physical damage includes but is not limited to:
- a. Fireplaces on premises of any apartment owned and operated by 43 North Apartments ARE NOT TO BE USED and tenant agrees to abide as such. The tenant is hereby liable for any damage that should arise by violating this agreement. A.G. (int) (int) (int) (int) (int) (int)
  - b. Painting or wallpapering walls or driving screws, brackets, or large nails into walls.
  - c. Fire or water damage, broken doors, cracked windows, holes in walls or screens damage to plumbing fixtures, etc.
  - d. Damage to garbage disposal (if applicable) due to placing improper items down the drain such as bones, glass, grease, coins, utensils, popcorn kernels, paper, tin foil, bottle caps, twist-ties, plastic, gravel, cigarette butts, etc.
  - e. Damage resulting from the plugging of any free-flowing drains due to placing of tampons, sanitary napkins or other inappropriate items in toilets or other plumbing fixtures. Damage includes water damage to walls, floors, or ceilings, etc. due to overflow. All sinks and drains will be free flowing at the time of move in and are expected to be in the same condition upon moving out. If a drain becomes clogged due to the neglect of the tenant, the maintenance fees outlined below will apply to each occurrence.
  - f. Damage to windows, storm windows, window blinds (including but not limited to cracked glass panes, damaged windowsills, missing storm windows, improper function of opening or closing of windows, missing window blind panes, etc.) will be charged back to the tenant for the cost of repair outlined below.
  - g. The cost for repair of any damage to the apartment or building will be charged to the tenant at professional rates for supplies and labor, plus 20% to reimburse 43 North Apartments for project coordination. Landlord may require payment at any time, including advance payment for repairs for which tenant is liable.
  - h. Tenant agrees to immediately inform landlord of any hazardous or potentially hazardous condition which may develop or has developed in near or around the leased premises and/or the building which may cause injury to person or damage to property. A.G. (int) (int) (int) (int) (int) (int)
21. When the tenant controls the thermostat, the tenant shall maintain a reasonable amount of heat in cold weather to prevent damage to the plumbing or building. However, tenants shall not set the temperature so as to waste energy and/or create an uncomfortable situation for other residents. If tenant suspects or detects a heating failure, it is the tenant's responsibility to notify landlord immediately.
22. It is expected that all windows on the premises will remain closed during the winter months. Any damage incurred due to the neglect of a window being left open is the sole responsibility of the tenant. 43 North Apartments reserves the right to issue a \$25 fee for each occurrence of a window being left open during the winter months (November – March).
23. **MAINTENANCE:** Non-emergency maintenance requests should be made in writing and entered via your online resident center "maintenance" portal. Emergency requests should be called in to our office at 608-218-4568.
24. Landlord provides pest control service if problems with pests arise.
- a. Tenants shall receive at least 24 hours prior written notice with instructions for preparing the premises for spraying.
  - b. Tenant agrees to fully cooperate with landlord and pest control service and properly prepare the premises as necessary.
  - c. If the premises is not ready and a re-spray is necessary, or management or pest control personnel must prepare the unit for spraying,
  - d. A \$50 per hour preparation fee will be assessed to tenant for failure to properly prepare.
25. The replacement of fuses and/or tripped breakers is the responsibility of the tenant after the first visit by 43 North Apartments. Should 43 North Apartments require a maintenance tech to make a site visit, time and materials will be billed to the tenant's online Resident Center based on fees below. A.G. (int) (int) (int) (int) (int) (int)
26. If maintenance work is deemed necessary and is not considered standard wear and tear, tenant will be subject to the following maintenance fee structure:
- a. Maintenance items will be billed as follows:
    - i. Standard maintenance: \$50 trip charge, \$60 per hour, plus a 20% mark up to compensate 43 North Apartments for the coordination required to fix such an issue. A.G. (int) (int) (int) (int) (int) (int)
    - ii. Non-Emergency, after hours: A \$100 trip charge, \$75 per hour, plus a 20% mark-up to compensate 43 North Apartments for the coordination required to fix such an issue.

Only heat, light, water, and other true emergencies will be handled at no charge to the resident after hours (if deemed to not be caused by tenant). We strongly recommend the purchase of a quality plunger for basic toilet clogs.



**NON-STANDARD RENTAL PROVISIONS**  
**ADDENDUM TO LEASE AGREEMENT**

27. **SIGNS:** Tenant may not hang, post, display or exhibit banners or signs on the exterior door or the exterior of the building. A \$150 fee will be issued if a tenant is deemed to be in violation. A \$10/day fee will apply moving forward for each day the banner/sign remains intact.
28. Landlord reserves the right to post "For Rent" signs on the premises at landlords' sole discretion.
29. **SUBLEASING & LEASE TERMINATION:** The following terms and conditions apply in regard to subleasing and requesting to terminate a lease agreement with 43 North Apartments. Please note, Tenant may not assign, Airbnb, sublease, or terminate this lease agreement without prior landlord approval. **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
- a. Tenant agrees to pay an amount equal to one month's rent as an administrative fee to management when subleasing the premise. This fee is due when the sublet agreement is executed between the tenant, subtenant, and 43 North Apartments. **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
  - b. Tenant remains 100% liable for original lease agreement when subletting a premise. As such, tenant's security deposit shall remain on file through the original lease term and act as a deposit for the incoming subtenant.
  - c. Tenants can elect to have 43 North Apartments advertise the sublet opportunity on our website and Apartments.com for an additional, one-time fee, of \$50. The tenant also agrees to pay 43 North Apartments \$35 for each showing hosted by our staff in relation to the apartment sublet. **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
  - d. The prospective subleases(s) must complete an application and landlord must approve the application. **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
  - e. The sublessor(s) & the landlord must sign the sublet agreement before the sublease becomes a legal amendment. **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
30. If tenant should choose to terminate a lease agreement and has received prior written consent from landlord, tenant agrees to pay 43 North Apartments an amount equal to three months of total rent. This amount shall be calculated based on the inclusion of base rent, pet fees, parking fees, etc. in the monthly total. The total monthly amount shall then be multiplied by three to determine the official lease termination fee. This fee is due when the lease termination agreement is executed between the tenant and 43 North Apartments, and the said agreement shall not be effective until funds are received. **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
31. Adding/removing tenant names from the lease is permitted with landlord approval prior to lease commencement.
32. Tenant agrees to reimburse landlord for any municipal fines assessed to landlord for tenants' violation of any municipal ordinance.
33. Appropriate window covers such as blinds and curtains must be used to cover windows.
34. **UTILITIES:** When tenant is responsible for payment of utilities, tenant shall notify the utility company regarding connections and discontinuation of utility service and tenant agrees to maintain service concurrent with the lease term. Tenant shall be responsible for any fees that should arise by failure to provide sufficient notice to utility provider. All utilities shall be coordinated through Madison Gas and Electric.
35. 43 North Apartments partners with ResTech to provide our tenants with internet services. Tenant agrees to pay \$40 per month for 500 MBPS internet service. This is a mandatory fee and other providers cannot be used on the premises (some properties may not be eligible for this service, please consult your lease rent fees).
- a. Residents must leave all ResTech internet equipment on the premises at the time of departure. Items include a black modem box, power cable and ethernet cord. Should these items be mistakenly removed, tenant shall occur a \$125 security deposit deduction.
36. **SMOKING & SMOKE DETECTORS:** Tenant hereby agrees that there shall be no smoking on any premises owned by 43 North Apartments. **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int). Additionally, tenant agrees to test all smoke detectors within the residence monthly to ensure proper working order and shall inform the landlord in writing of any malfunction or necessary maintenance, including the need for a new battery.
- a. Smoke detectors that are not working properly at the time this lease ends, will be replaced by 43 North Apartments and charged back to the tenant at material cost, plus 20%. The tenant will also be responsible for the labor required for reinstallation (billed at \$60/hour, minimum of one hour). **AG** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
37. **SECURITY:** Tenant agrees to keep the premises door locked at all times, except when entering and leaving. Tenant agrees to hold the landlord harmless for the bad acts of third parties.
38. The Dept. of Revenue does not require landlords/agents to complete homestead tax credit forms for tenants. Please keep copies of canceled checks as you feel appropriate.
39. **PARKING:** A parking contract must be entered into between landlord and tenant before parking is allowed on the property.
- a. No vehicles or mopeds may be parked on the lawn or in front of the building at any time without prior landlord approval.
  - b. No inoperative vehicles (including vehicles with flat tires, non-current license plates or abandoned), recreational vehicles, boats, or trailers are permitted on the property at any time. Vehicle repair is prohibited on the property.

**NON-STANDARD RENTAL PROVISIONS**  
**ADDENDUM TO LEASE AGREEMENT**

- c. Failure to remove such a vehicle, boat or trailer after notice may be deemed a material breach of the lease agreement. There is also a \$10 daily charge from date of notification until such vehicle, boat, or trailer is removed from the property.
- d. Failure to return the parking pass at the end of the lease term will result in a \$125 deduction from security deposit. **A.G.** ( ) (int) ( ) (int) ( ) (int) ( ) (int)
- e. For information pertaining to street parking, please go to <http://www.cityofmadison.com/parkingUtility/>
40. **MOVE OUT:** A move out fee will be deducted from the tenant's security deposit to perform routine move-out cleaning. Fees will be in accordance with the unit type as follows. Please note, the move-out fee is intended to limit the deductions from tenant security deposits and will allow on-staff cleaners to touch up the unit upon departure. The tenant hereby agrees to this fee at the end of their lease agreement with 43 North Apartments. **A.G.** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)
- a. Efficiency: \$50, One Bed: \$75, Two Bed: \$100, Three Bed: \$150.
41. If the Tenant fails to exit the premise at the agreed upon time and date of this lease agreement, the Tenant will be subject to a \$100 fee for each hour their stay is extended beyond the originally agreed upon departure. **A.G.** ( ) (int) ( ) (int) ( ) (int) ( ) (int)
42. Damages realized at the time of departure, will be deducted from the security deposit in accordance with Section 6, 20, 23, 26 of this addendum.
43. Making accurate rent payments is the sole responsibility of the tenant. 43 North Apartments shall not be liable to reimburse any overpayment or credit on a tenant account at the time of lease termination. Please ensure all auto payments are turned off and terminated relative to your lease end date. **A.G.** ( ) (int) ( ) (int) ( ) (int) ( ) (int) ( ) (int)

|                                                  |      |                |
|--------------------------------------------------|------|----------------|
| Tenant Signature <i>Tadja</i>                    | Date | 06 / 20 / 2024 |
| Tenant Signature                                 | Date |                |
| Tenant Signature                                 | Date |                |
| Tenant Signature                                 | Date |                |
| Tenant Signature                                 | Date |                |
| Tenant Signature                                 | Date |                |
| Landlord Signature <i>Eric Helt + Chris Heck</i> | Date | 06 / 20 / 2024 |

**ANTI-DRUG RULES**  
**ADDENDUM TO LEASE AGREEMENT**

This addendum is a permanent, legal addition to the lease agreement. Failure to follow the terms of this addendum may be considered a breach of contract and grounds for legal action against tenant.

Residents shall not, in the leased unit, hallways, parking lot, maintenance areas, lobbies, all exterior areas of the building, and all other common and/or public areas of the building (the foregoing are collectively referred to as the "Premises") engage in smoking or permit any drug related criminal activity or engage in or permit any criminal activity or other activity that endangers the health or safety of other residents, in the Owner's sole discretion, or engage in or permit any activity that is, in the Owner's sole discretion, otherwise injurious to the Community or its reputation.

Instances of such conduct shall include, but not be limited to, Residents permitting Co-Resident, Occupant, member of Resident's Household or Family, Guest Invitee, or other persons Resident permits to occupy or use the Premises, to keep, use, manufacture, purchase, sell, possess, or otherwise distribute controlled substances (as defined in section 102 of the Controlled Substance Act, 21 U.S.C. Section 80) or drug-related paraphernalia in or about the premises.

Resident further agrees that if controlled substances are found in the leased premises during the period of tenancy, except such controlled substances as have been dispensed to the person in possession of the same pursuant to a lawfully issued prescription drug (it being the burden of the tenant to establish that all elements of the foregoing exceptions apply), the existence of such controlled substances shall constitute a material non-compliance by the Tenant of this lease agreement. The restrictions contained hereunder are material obligation under the lease. It is fully understood that a single violation of any of the provisions of this addendum shall be deemed a material violation of the lease, and good cause for termination of the tenancy.

IN WITNESS WHEREOF, the parties have executed this "Anti-Drug Rules Addendum:

|                    |                                                                                     |      |                |
|--------------------|-------------------------------------------------------------------------------------|------|----------------|
| Tenant Signature   |  | Date | 06 / 20 / 2024 |
| Tenant Signature   |                                                                                     | Date |                |
| Tenant Signature   |                                                                                     | Date |                |
| Tenant Signature   |                                                                                     | Date |                |
| Tenant Signature   |                                                                                     | Date |                |
| Tenant Signature   |                                                                                     | Date |                |
| Landlord Signature | <i>Eric Helt + Chris Heck</i>                                                       | Date | 06 / 20 / 2024 |

**Disclosure of Information on Lead-Based Paint  
and/or Lead-Based Paint Hazards  
Lead Warning Statement**

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**

(c) \_\_\_\_\_ Lessee has received copies of all information listed above.

(d) \_\_\_\_\_ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

A.G.

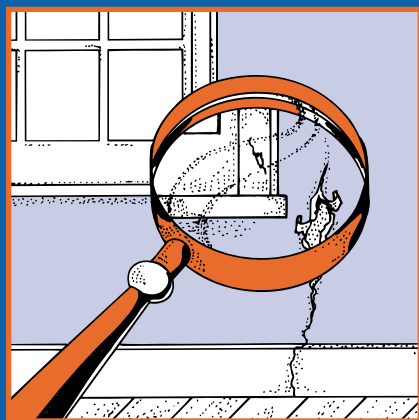
A.G.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

|                                                                                                      |                     |
|------------------------------------------------------------------------------------------------------|---------------------|
| Tenant Signature  | Date 06 / 20 / 2024 |
| Tenant Signature                                                                                     | Date                |
| Tenant Signature                                                                                     | Date                |
| Tenant Signature                                                                                     | Date                |
| Tenant Signature                                                                                     | Date                |

|                               |                |
|-------------------------------|----------------|
| Tenant Signature              | Date           |
| <i>Eric Helt + Chris Heck</i> | 06 / 20 / 2024 |
| Landlord Signature            | Date           |



# Protect Your Family From Lead In Your Home



U.S. EPA Washington DC 20460  
U.S. CPSC Washington DC 20207  
U.S. HUD Washington DC 20410

 **EPA** United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

EPA747-K-99-001  
September 2001

## Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

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**M**any houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.

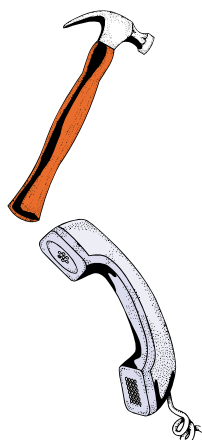
Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



**LANDLORDS** have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure form about lead-based paint.



**SELLERS** have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure form about lead-based paint. Buyers have up to 10 days to check for lead.



**RENOVATORS** have to give you this pamphlet before starting work.

**IF YOU WANT MORE INFORMATION** on these requirements, call the National Lead Information Center at **1-800-424-LEAD (424-5323)**.

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# IMPORTANT!

## Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

## Lead Gets in the Body in Many Ways

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**Childhood lead poisoning remains a major environmental health problem in the U.S.**

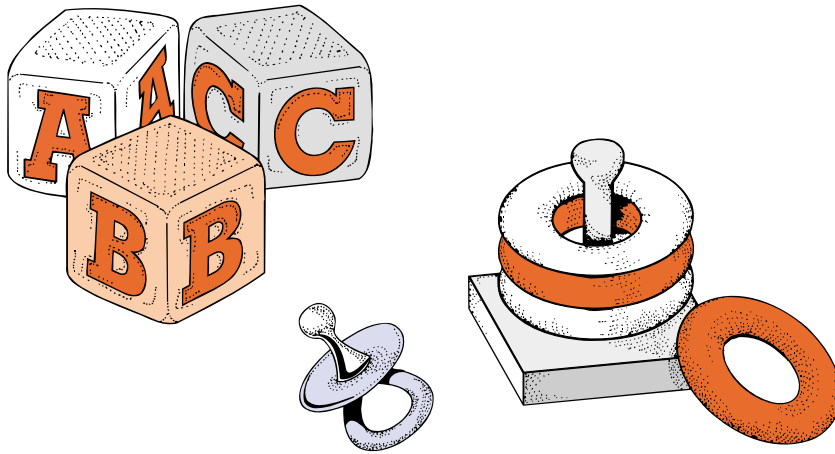
*Even children who appear healthy can have dangerous levels of lead in their bodies.*

### **People can get lead in their body if they:**

- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

### **Lead is even more dangerous to children than adults because:**

- ◆ Children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



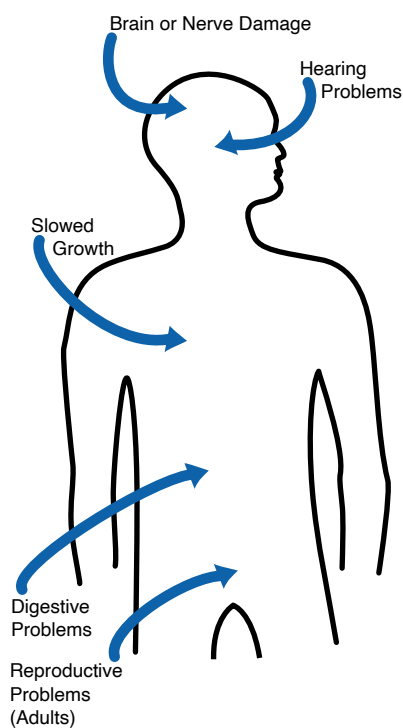
### Lead's Effects

If not detected early, children with high levels of lead in their bodies can suffer from:

- ◆ Damage to the brain and nervous system
- ◆ Behavior and learning problems (such as hyperactivity)
- ◆ Slowed growth
- ◆ Hearing problems
- ◆ Headaches

### Lead is also harmful to adults. Adults can suffer from:

- ◆ Difficulties during pregnancy
- ◆ Other reproductive problems (in both men and women)
- ◆ High blood pressure
- ◆ Digestive problems
- ◆ Nerve disorders
- ◆ Memory and concentration problems
- ◆ Muscle and joint pain



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***Lead affects  
the body in  
many ways.***

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## Where Lead-Based Paint Is Found

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**In general, the older your home, the more likely it has lead-based paint.**

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**Many homes built before 1978 have lead-based paint.** The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside *and* outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

## Checking Your Family for Lead

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**Get your children and home tested if you think your home has high levels of lead.**

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**To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

## Identifying Lead Hazards

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**Lead-based paint** is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

**Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged)** is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

**Lead dust** can form when lead-based paint is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors.
- ◆ 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills.

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

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**Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.**

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## Checking Your Home for Lead

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**Just knowing that a home has lead-based paint may not tell you if there is a hazard.**

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You can get your home checked for lead in one of two ways, or both:

- ◆ A paint **inspection** tells you the lead content of every different type of painted surface in your home. It won't tell you whether the paint is a hazard or how you should deal with it.
- ◆ A **risk assessment** tells you if there are any sources of serious lead exposure (such as peeling paint and lead dust). It also tells you what actions to take to address these hazards.

Hire a trained, certified professional who will use a range of reliable methods when checking your home, such as:

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

There are standards in place to ensure the work is done safely, reliably, and effectively. Contact your local lead poisoning prevention program for more information, or call **1-800-424-LEAD** for a list of contacts in your area.

**Home test kits for lead are available, but may not always be accurate.** Consumers should not rely on these tests before doing renovations or to assure safety.

## What You Can Do Now To Protect Your Family

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If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- ◆ If you rent, notify your landlord of peeling or chipping paint.
- ◆ Clean up paint chips immediately.
- ◆ Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- ◆ Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- ◆ Wash children's hands often, especially before they eat and before nap time and bed time.
- ◆ Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ Keep children from chewing window sills or other painted surfaces.
- ◆ Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- ◆ Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products. Children with good diets absorb less lead.





## Reducing Lead Hazards In The Home

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**Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

***Always use a professional who is trained to remove lead hazards safely.***



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called “interim controls”) are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, you should hire a certified lead “abatement” contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors;
- ◆ 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills; and
- ◆ 400  $\mu\text{g}/\text{ft}^2$  for window troughs.

Call your local agency (see page 11) for help with locating certified contractors in your area and to see if financial assistance is available.

## Remodeling or Renovating a Home With Lead-Based Paint

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Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

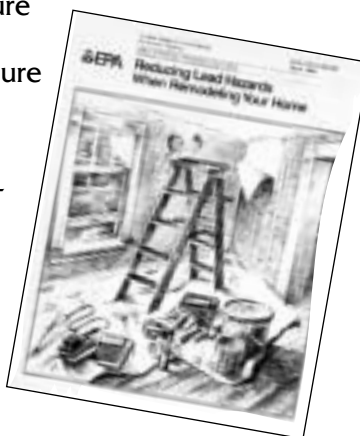
If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



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**If not conducted properly, certain types of renovations can release lead from paint and dust into the air.**

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## Other Sources of Lead

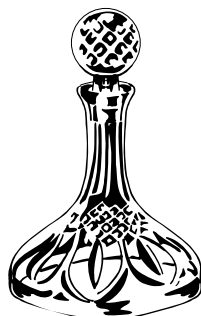
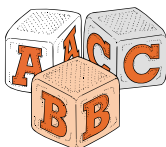
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*While paint, dust, and soil are the most common lead hazards, other lead sources also exist.*

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- ◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- ◆ Old painted **toys** and **furniture**.
- ◆ Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain**.
- ◆ **Lead smelters** or other industries that release lead into the air.
- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- ◆ **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

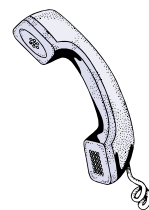
## For More Information

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### The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **[www.epa.gov/lead](http://www.epa.gov/lead)** and **[www.hud.gov/offices/lead/](http://www.hud.gov/offices/lead/)**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** and ask for the National Lead Information Center at **1-800-424-LEAD**.

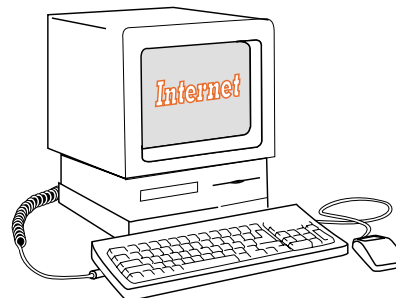


### EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's website at: **[www.cpsc.gov](http://www.cpsc.gov)**.



### Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **[www.epa.gov/lead](http://www.epa.gov/lead)** or contact the National Lead Information Center at **1-800-424-LEAD**.

## EPA Regional Offices

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Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

### EPA Regional Offices

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
Suite 1100 (CPT)  
One Congress Street  
Boston, MA 02114-2023  
1 (888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 209, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3 (3WC33)  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-5000

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (DT-8J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-6003

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-7577

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
(ARTD-RALI)  
901 N. 5th Street  
Kansas City, KS 66101  
(913) 551-7020

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
999 18th Street, Suite 500  
Denver, CO 80202-2466  
(303) 312-6021

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4164

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10  
Toxics Section WCM-128  
1200 Sixth Avenue  
Seattle, WA 98101-1128  
(206) 553-1985

## CPSC Regional Offices

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Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

### **Eastern Regional Center**

Consumer Product Safety Commission  
201 Varick Street, Room 903  
New York, NY 10014  
(212) 620-4120

### **Western Regional Center**

Consumer Product Safety Commission  
1301 Clay Street, Suite 610-N  
Oakland, CA 94612  
(510) 637-4050

### **Central Regional Center**

Consumer Product Safety Commission  
230 South Dearborn Street, Room 2944  
Chicago, IL 60604  
(312) 353-8260

## HUD Lead Office

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Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

### **U.S. Department of Housing and Urban Development**

Office of Healthy Homes and Lead Hazard Control  
451 Seventh Street, SW, P-3206  
Washington, DC 20410  
(202) 755-1785

## Simple Steps To Protect Your Family From Lead Hazards

### **If you think your home has high levels of lead:**

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, heat gun, dry scraper, or dry sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



#### **Recycled/Recyclable**

Printed with vegetable oil based inks on recycled paper (minimum 50% postconsumer) process chlorine free.



## MOLD PREVENTION/REMOVAL ADDENDUM

The purpose of this Addendum is to provide information and guidelines regarding the prevention and, if necessary, removal of mold spores from your home. It is our objective to work with residents to maintain a pollutant-free environment.

### THIS FORM IS TO BECOME ATTACHED TO AND MADE PART OF A LEASE DRAWN OR TO BE DRAWN, BETWEEN THE PARTIES.

Moisture can encourage biological pollutants to grow. Moisture in your home can come from many sources. Water can enter by leaking or seeping through the roof or windows. Showers and cooking also add moisture to the air in your home. The amount of moisture that the air can hold depends on the temperature of the air. As the temperature goes down, the air is able to hold less moisture. This is why, in cold weather, moisture condenses on cold surfaces (for example, drops of water form on the inside of a window).

**Preventative Action:** In order to minimize the potential for mold growth in your home, you must do the following:

- **Reduce moisture.** Mold cannot grow if humidity is lower than 50%.
    - Always turn on exhaust fans in the kitchen when cooking and in the bathroom while showering or bathing
    - Limit use of humidifiers
    - Increase use of dehumidifier
    - Notify management in writing of any water leaks from plumbing, A/C or refrigerator drip pans, etc.
    - Wipe off excessive moisture accumulation from surfaces such as shower stalls, mirrors, and windows
    - Be sure dryer vent hoses are properly attached to the wall and sealed
    - Always keep shower curtain inside the tub or make sure shower stall doors are closed tight
  - **Ensure proper airflow throughout the unit.**
    - Do not block heating registers with furniture, boxes, laundry, etc.
    - Open bathroom door immediately after showering or bathing
    - Open windows (weather permitting) to increase air flow and decrease humidity
  - **Maintain Proper Housekeeping**
    - Wet clothes, towels, bath mats and any other fibrous material items should be hung up to dry immediately after saturation.
    - Wet cellulose materials including paper products, cardboard, ceiling tiles, and wood are particularly conducive for mold growth. If mold is found on any of these materials, remove them immediately if possible. Otherwise dry the item(s) completely and contact management for further instructions for the clean-up process.
    - Clean bathrooms with mold killing products
  - **Notify management in writing of any excess water infiltration (leaks) or reoccurring mold.**
- Tenant agrees to clean washer and dryer filter's after every use.

**Removal of Mold:** If mold has accumulated on surfaces, take the following steps to remove and kill the spores.

1. For porous surfaces – remove and throw away the moldy material.
2. For non-porous surfaces - clean mold and surrounding 1-foot area around infestation with soap and water. A dilution of 1:10 bleach to water may also be used, however, there may be a risk of discoloration depending on the surface on which it is applied.
3. Dry the cleaned area completely.
4. Locate and remedy the source of excessive moisture, and/or use a dehumidifier to lower humidity in the unit.

**IMPORTANT: If you find reoccurring mold in your unit, notify Management in writing immediately.**

If you have questions regarding this addendum, please contact us at the management office or at the phone number shown on your Lease Contract.

If you fail to comply with this Addendum, you can be held responsible for property damage to the unit and any health problems that may result.

Date: 06 / 20 / 2024

Eric Helt & Chris Heck

(Property Owner/Manager Signature)



Tadpo

(Resident Signature)

(Resident Signature)

(Resident Signature)

(Resident Signature)

## **CONSENT FOR USE OF ELECTRONIC DOCUMENTS AND SIGNATURES IN CONSUMER REAL ESTATE TRANSACTIONS**

If you want the option of sending and receiving real estate transaction documents by e-mail, federal law requires certain safeguards to ensure that consumers like you have the capability to receive such disclosures and are fully aware of the consequences of agreeing to receive documents electronically.

Federal law requires your consent to use e-mail and electronic versions of information, disclosures, contracts and other documents and records ("electronic documents") that would otherwise be legally effective only if provided to you in a printed/written paper document.

**Understanding Electronic "Lingo:"** "Electronic documents" include the documents you may save on your computer or attach to e-mail. They can typically be printed out, but exist independently in an electronic form on your computer.

"Electronic signatures" are sometimes hard to conceptualize. An "electronic signature" includes any mark, symbol, sound or process that is written, stamped, engraved, attached to or logically associated with an electronic document and executed by a person with the intent to sign. Just like you can legally "sign" a printed document by making your mark, whether that be your cursive signature in ink or an "X," so you can

"sign" an electronic document by making your mark, whether that be a high-tech encrypted or digital signature or just typing your name in the signature line or space on an e-mail or document on the computer - these are all electronic signatures. If you sign a paper document in ink and then scan the document and save it on your computer, the image of the cursive signature on the stored electronic document on your computer is also an electronic signature.

- 1. Right to Receive Paper Document:** You have the right to have any document provided to you electronically in paper form. If you want a paper copy of any document sent to you by e-mail, send your request to the landlord at the mail or e-mail address provided below. Paper copies will be provided at no charge.
- 2. Right to Withdraw Consent.** You have the right to withdraw your consent to receive electronic documents by e-mail by contacting the landlord by mail or e-mail at the address provided below. The legal validity and enforceability of the electronic documents, signatures and deliveries used prior to withdrawal of consent will not be affected.
- 3. Changes to Your E-Mail Address.** You should keep the landlord informed of any change in your electronic or e-mailing address. Please contact the landlord as promptly as possible by mail or e-mail at the address provided below regarding any such changes.
- 4. Minimum Hardware and Software Requirements.** The following hardware and software are required to access (open and read) and retain (save) the electronic documents: Operating Systems: Windows 98, Windows 2000, Windows XP or Windows Vista; or Macintosh OS 8.1 or higher. Browsers: Internet Explorer 5.01 or above or equivalent Needed Software/Electronic Document Formats: Adobe Acrobat Reader or equivalent for PDF files
- 5. Your Ability to Access Disclosures.** By opening, completing, saving and e-mailing this consent back to your landlord, you acknowledge that you can access and retain electronic documents in PDF format.

- 6. Consent to Electronic Signatures and Documents:** By completing and e-mailing this consent form to the landlord at the e-mail address specified below, you are providing electronic consent to the use of electronic documents and electronic signatures in your real estate transaction. Specifically, you are acknowledging receipt of this form and consenting to the use of electronic documents, e-mail delivery of documents, and electronic signatures in any real estate transactions involving you, the landlord identified below and other parties. If you prefer, instead, to limit this consent to the transaction relative to a specific property, provide the property address or description below.

|                    |                                                                                   |      |                |
|--------------------|-----------------------------------------------------------------------------------|------|----------------|
| Tenant Signature   |  | Date | 06 / 20 / 2024 |
| Tenant Signature   |                                                                                   | Date |                |
| Tenant Signature   |                                                                                   | Date |                |
| Tenant Signature   |                                                                                   | Date |                |
| Tenant Signature   |                                                                                   | Date |                |
| Tenant Signature   |                                                                                   | Date |                |
| Landlord Signature | Eric Helt + Chris Heck                                                            | Date | 06 / 20 / 2024 |

**C H E C K L I S T   F O R  
F U L L   R E T U R N   O F  
S E C U R I T Y   D E P O S I T**

To do List for full Return of Security Deposit

1. All terms and conditions in your lease must be fulfilled, rent must be paid in full, no outstanding liabilities, etc.
2. Deep clean appliances, including range and refrigerator.
3. Clean bathrooms, including
  - ☐ tub
  - ☐ drains
  - ☐ shower head
  - ☐ toilet
  - ☐ sink
  - ☐ cabinets
4. Clean walls.
5. Cupboards, all items shall be removed, and surfaces cleaned. No stains or food left behind.
6. Clean closets and vacuum.
7. Clean windows and sills and make sure all storm windows are present.
8. Empty and clean any belongings in the basement. Sweep as needed.
9. Make sure all light bulbs are working and all fixtures are functioning as they should.
10. Turn in all keys, including mailbox key and all other keys you have to premises based on the move out instructions you've received via email.
11. In general, your apartment must be thoroughly clean and undamaged, except for normal wear and tear. Any exceptions to be noted on check-in sheet.
12. Make sure the laundry area is clean and swept.
13. Personal belongings you leave behind will be deemed abandoned and you will be billed at professional rates for removal.
14. Cancel your MGE account based on the day your LEASE ENDS, not necessarily when you move out.
15. Forward your mail to your new address as needed.
16. The individual responsible for your security deposit must give the forwarding address to 43 North Apartments for return of security deposit (less any damages).
17. It is your responsibility to arrange for a check-out time with Manager/Agent.

In order to get your security deposit and cleaning allowance back in full, the above items must be cleared in full. If you do not clear the above, Manager/Agent will arrange to prepare your apartment for the next resident at your cost, taken first from your deposits and then an additional charge will come to you if costs exceed the amount of your deposits.

Cost examples at move-out:

- |                                                                    |                                                           |
|--------------------------------------------------------------------|-----------------------------------------------------------|
| ▪ Dirty walls, paint required -<br>\$60/hour, plus material        | ▪ Unreturned keys: \$250                                  |
| ▪ Damaged window blinds: \$75 per                                  | ▪ Trash left behind and personal<br>belongings: \$60/hour |
| ▪ Dirty refrigerator, tub, stovetop,<br>oven, or toilet: \$60 each | ▪ Dirty apartment, cleaning required:<br>\$60/hour        |

CHECKLIST FOR  
FULL RETURN OF  
SECURITY DEPOSIT

|                    |                               |      |                |
|--------------------|-------------------------------|------|----------------|
| Tenant Signature   | <i>Tadp</i>                   | Date | 06 / 20 / 2024 |
| Tenant Signature   |                               | Date |                |
| Tenant Signature   |                               | Date |                |
| Tenant Signature   |                               | Date |                |
| Tenant Signature   |                               | Date |                |
| Tenant Signature   |                               | Date |                |
| Landlord Signature | <i>Eric Helt + Chris Heck</i> | Date | 06 / 20 / 2024 |

## Tenant Check In Sheet

Date of Inspection: \_\_\_\_\_ Address: \_\_\_\_\_

Date of Lease Commencement: \_\_\_\_\_

**Instructions:** Feel free to file this form electronically by going to the "Residents" tab on our website at [www.rent43north.com](http://www.rent43north.com).

If the item is in good working condition, check the OK column.

Write "N.A." in the OK column if the premises does not have the specific item.

**Return to Landlord within 10 days.**

| ITEM                           | OK | Describe Damages, Faults or Grime (if any) |
|--------------------------------|----|--------------------------------------------|
| <b><u>KITCHEN</u></b>          |    |                                            |
| Refrigerator                   |    |                                            |
| Stove & Hood                   |    |                                            |
| Oven                           |    |                                            |
| Sink & Faucet(s)               |    |                                            |
| Waste Disposal                 |    |                                            |
| Fixed Cabinets & Shelves       |    |                                            |
| Counter & Table                |    |                                            |
| Electrical Fixtures & Switches |    |                                            |
| Light Fixtures                 |    |                                            |
| Heating Fixtures               |    |                                            |
| Windows                        |    |                                            |
| Door & Locks                   |    |                                            |
| Wall                           |    |                                            |
| Flooring                       |    |                                            |
| Others                         |    |                                            |
| <b><u>BATHROOM 1</u></b>       |    |                                            |
| Wash Basin & Faucet(s)         |    |                                            |
| Toilet & Flush                 |    |                                            |
| Shower & Partitions            |    |                                            |
| Bath Tub                       |    |                                            |
| Exhaust Fan                    |    |                                            |
| Mirror(s)                      |    |                                            |
| Fixed Cabinets & Racks         |    |                                            |
| Electrical Fixtures & Switches |    |                                            |
| Light Fixtures                 |    |                                            |
| Windows                        |    |                                            |
| Door & Locks                   |    |                                            |
| Wall                           |    |                                            |

|                                |  |  |
|--------------------------------|--|--|
| Flooring                       |  |  |
| Others                         |  |  |
| <u>LIVING ROOM</u>             |  |  |
| Fixed Cabinets & Shelves       |  |  |
| Electrical Fixtures & Switches |  |  |
| Light Fixtures                 |  |  |
| Heating Fixtures               |  |  |
| Windows                        |  |  |
| Blinds                         |  |  |
| Door & Locks                   |  |  |
| Wall                           |  |  |
| Flooring                       |  |  |
| Carpets & Rugs                 |  |  |
| Others                         |  |  |
| <u>BEDROOM 1</u>               |  |  |
| Closets & Shelves              |  |  |
| Electrical Fixtures & Switches |  |  |
| Light Fixtures                 |  |  |
| Heating Fixtures               |  |  |
| Windows                        |  |  |
| Blinds                         |  |  |
| Door & Locks                   |  |  |
| Wall                           |  |  |
| Flooring                       |  |  |
| Carpets & Rugs                 |  |  |
| Others                         |  |  |
| <u>BEDROOM 2</u>               |  |  |
| Closets & Shelves              |  |  |
| Electrical Fixtures & Switches |  |  |
| Light Fixtures                 |  |  |
| Heating Fixtures               |  |  |
| Windows                        |  |  |
| Blinds                         |  |  |
| Door & Locks                   |  |  |
| Wall                           |  |  |
| Flooring                       |  |  |
| Carpets & Rugs                 |  |  |
| Others                         |  |  |
| <u>BEDROOM 3</u>               |  |  |
| Closets & Shelves              |  |  |
| Electrical Fixtures & Switches |  |  |
| Light Fixtures                 |  |  |
| Heating Fixtures               |  |  |
| Windows                        |  |  |
| Blinds                         |  |  |



|                                    |  |  |
|------------------------------------|--|--|
| Door & Locks                       |  |  |
| Walls                              |  |  |
| Flooring                           |  |  |
| Carpets & Rugs                     |  |  |
| Others                             |  |  |
| <u>OTHER AREAS (IF APPLICABLE)</u> |  |  |
| Stairs                             |  |  |
| Attic                              |  |  |
| Basement                           |  |  |
| Roofing                            |  |  |
| Outdoor Light Fixtures             |  |  |
| Deck & Balcony                     |  |  |
| Parking Area                       |  |  |
| Lawn                               |  |  |

Both the Landlord and Tenant agree to the move in conditions as described above.

|                    |      |
|--------------------|------|
| Tenant Signature   | Date |
| Tenant Signature   | Date |
| Tenant Signature   | Date |
| Tenant Signature   | Date |
| Tenant Signature   | Date |
| Tenant Signature   | Date |
| Landlord Signature | Date |



|                         |                                          |
|-------------------------|------------------------------------------|
| Title                   | Lease Agreement - 632 Howard Place - 203 |
| File name               | 2024 2025 LEASE FINAL.pdf                |
| Document ID             | 944acc2e8765c00fb023e14ceca60c7baeb83494 |
| Audit trail date format | MM / DD / YYYY                           |
| Status                  | ● Signed                                 |

This document was requested on rent43north.managebuilding.com and signed on rent43north.managebuilding.com

## Document History



SENT

**06 / 20 / 2024**  
15:55:49 UTC

Sent for signature to Alexander Gabrichidze (gabrichteam@gmail.com) and Eric Helt (eric@rent43north.com) from dropboxsignproduction@buildium.com  
IP: 50.93.208.247



VIEWED

**06 / 20 / 2024**  
16:09:15 UTC

Viewed by Alexander Gabrichidze (gabrichteam@gmail.com)  
IP: 68.190.126.120



SIGNED

**06 / 20 / 2024**  
21:30:01 UTC

Signed by Alexander Gabrichidze (gabrichteam@gmail.com)  
IP: 68.190.126.120



VIEWED

**06 / 20 / 2024**  
21:31:07 UTC

Viewed by Eric Helt (eric@rent43north.com)  
IP: 174.194.105.247



SIGNED

**06 / 20 / 2024**  
21:31:38 UTC

Signed by Eric Helt (eric@rent43north.com)  
IP: 174.194.105.247



COMPLETED

**06 / 20 / 2024**  
21:31:38 UTC

The document has been completed.