



## Resident Lease Agreement

**Legends Living LLC**  
**P.O. Box 3515**  
**La Crosse, Wisconsin 54602**  
[www.LegendsLivingLLC.com](http://www.LegendsLivingLLC.com)  
**Info@legendslivingllc.com**  
**1.608.788.1633**

<b>Date:</b>	05/12/2022
<b>Premise Address:</b>	
<b>Lease Term</b>	
<b>Occupants</b>	
<b>Monthly Rent &amp; Security Deposit</b>	

**Tenant(s):**

<b>Name - First</b>	<b>Name - Last</b>

**Utilities:** Tenant(s) must pay all utility charges that are separately metered or subject to cost allocation, as follows:

<b>Utility Charges</b>	<b>Electric</b>	<b>Heat</b>	<b>Water</b>	<b>Gas</b>	<b>A/C</b>	<b>Trash</b>
<b>Included</b>			X			X
<b>Tenant Paid</b>	X					
<b>N/A</b>		X		X	X	

**Rent:** Rent is due by the 5th of each month and can be paid online or by check. The rent is considered late if it is post marked or submitted after the 5th of each month. The late fee is \$50 per lease. All tenants, if more than one, shall be jointly and severally liable for the full amount of all payments due under this agreement. Late fees will be deducted from the security deposit at the end of your lease period.

**Security Deposit:** Upon execution of this Agreement, Tenant(s) agree to pay a security deposit equal to 1x rent to be held by Legends Living LLC. This will be due within 15 days of the lease beginning. Security deposits received after the 15 days will be subject to the same late fee as rent, \$50 per lease, deducted from the security deposit at move out. The deposit, less any amounts legally withheld, will be returned to the Tenant's within 21 days after Tenant's lease concludes. Tenant is responsible for giving Landlord his/her

new address. Surrender shall occur on the last day of the term provided in this Rental Agreement, subject to the exceptions described in Wis. Admin. Code § ATCP 134.06. Upon surrender, Tenant shall vacate the Premises and return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.

**At Lease Signing:** One month of rent is due upon the signing of this lease, which will be credited toward the last month of the lease term. The lease is not binding until the rent deposit has been paid.

**Condition Report:** Tenant acknowledges receipt of Landlord's condition report which tenant agrees to complete and return to Landlord by the 8th day of the tenancy. Tenant may request, in writing, a list of physical damages and defects charged to the previous tenant's security deposit no later than the 8th day of the tenancy.

**Special Conditions:** The resident handbook titled "Addendum A "Tenant Rules and Regulations Handbook -- Nonstandard Rental Provisions".

**Smoke Detector Notice:** Wisconsin law requires that the Landlord maintains any smoke detectors located in any building common areas. State law further requires that THE TENANT MUST EITHER MAINTAIN ANY SMOKE DETECTOR ON THE PREMISES, OR GIVE LANDLORD WRITTEN NOTICE WHENEVER A SMOKE DETECTOR ON THE PREMISES IS NOT FUNCTIONAL. The Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. MAINTENANCE SHALL INCLUDE THE PROVISION OF NEW BATTERIES, AS NEEDED.

**Right to enter:** Landlord may enter the Premises occupied by the Tenant, at reasonable times with at least 24 hours 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.

**Attachments:**

<u>Attachment</u>	<u>Check</u>
Gurantee/Renewel/Assignment/Sublease	
Rules and Regulations	x
Lead-Based Paint Disclosure	
Non Standard Rental Provisions	x
Code violations	
Smoke Detector Notice	x

# Resident Handbook

*A guide to our policies, procedures, rules, & regulations. Defined as "Addendum A: Nonstandard Rental Provisions".*

## **Purpose & Introduction**

Welcome to Legends Living LLC. We are happy you have chosen to live in one of our properties. We provide you this handbook of our policies, rules and regulations in an effort to help you enjoy living in one of our apartments. This handbook is intended for you to read before/during the time you sign a lease with us. This handbook is an extension to the lease, therefore an agreement form must be signed by all incoming tenants that you have read and understand our policies and procedures. Our company rents you an APARTMENT, not a BEDROOM therefore all residents share in the responsibility to your rental unit. Please take the time to read this handbook and understand our policies. We do look forward to providing you a quality apartment and to serve you as your new landlord.

## **Community Appearance & Cleaning**

- Legends Living provides regular cleaning of our common areas and parking lots for our tenants so that you can be proud of the property and community you live in. We ask that you respect our property and do your best to keep it looking nice.
- Please throw out all trash in receptacles and dispose of any cigarette butts in appropriate ashtrays.
- Sidewalks, entrances, balconies, stairways, corridors, and halls must not be obstructed.
- All common areas will be clear of furniture and personal property including trash.
- Personal lawn furniture may be used on the patios or balconies. However, it must be removed upon end of tenancy. Absolutely no couches or interior furniture on exterior of the property.
- No clothing, rugs, or other items shall be hung on or over patio fences or balcony railings.
- As stated in your lease, you're expected to keep your rental unit in clean and good repair during your occupancy. It is your responsibility, as a tenant, to have your unit presentable and clean at all times. Note: If we feel housekeeping duties are less than desirable you may be asked by management to remedy the situation.

## **Damages**

We provide you a move-in inspection form when keys are issued. This form is to report the condition of your apartment and to report any damages or issues you feel pertinent. It must be returned within 8 days from the time you first receive your keys. This form is for your protection at move out. If not returned during this timeframe we assume any damage found at move out occurred during your tenancy. Unless arrangements are made, forms returned after the 8 day timeframe are considered void. Tenants will be charged \$50/Hr for labor and supplies due to tenant damage, waste or neglect.

We take pride in the quality and care of our apartment, we expect that you will treat it with respect and return it in a similar or better condition. We use the same cleaning and repair contractors on an annual basis. They know and document the condition of the property when they perform work. If it is not returned as received, appropriate charges will apply.

### **Walls & Ceilings**

NO MOUNTING TV'S TO THE WALL! Flat screen televisions or computer monitors must be placed on a stand and not hung from the walls. No large nails, screws, lag bolts, or hanging devices of any kind should be pounded, pushed or screwed into any wall or ceiling on the property. Pictures and general décor may be hung with brad nails and push pins. Damage to the wall surfaces will be charged to your security deposit at lease end.

### **Painting**

Residents are NOT permitted to paint the walls or ceilings in their unit.

### **Repairs & Maintenance**

General Repairs: As per your lease agreement, you're responsible for cleanliness, care & upkeep of your rental unit. Maintenance requests can be made by filing a request on your tenant portal. Maintenance reviews all requests and makes every effort to finish work requests in a timely fashion. Please note requests are also handled in order of priority. Sometimes repairs require the additional skills of a certified professional or parts may have to be ordered. In these instances, repairs will be completed as soon as possible.

We want to know about issues in your residence. Please remember that according to the lease agreement it's the responsibility of our residents to inform management of any issues. Small problems can turn into big ones very quickly. If a problem gets worse due to neglect to contact property management, the resulting damage may be your responsibility and can be billed accordingly.

PLEASE...Don't wait for a late night or weekend to contact us regarding your maintenance needs. If you have a problem during the week, call us ASAP! If you wait until Friday afternoon or the weekend you may be subject to weekend overtime charges or you will have to wait until Monday to have your issues resolved.

### **Emergencies!**

For maintenance emergencies that occur get yourself to a safe place and please do not hesitate to call 911 if you feel it is relevant.

Once you and your roommates and neighbors are safe, please also call management to report the problem.

## **What is considered an emergency?**

- Fire
- Gas Leak
- Electrical Short
- Power Failure (unless correction is the responsibility of the utility company)
- Downed Power Line
- Wind or Storm Damage
- Sewer Backing Up
- No Water or Hot Water
- MAJOR water leak
- No heat (in weather below 40 degrees)

Here are some helpful numbers to resolve your emergency;

- Xcel Energy 1-800-895-4999
- City of La Crosse Police Department – Non Emergency 1-608-785-5962
- City of La Crosse – Water Utility 1-608-789-7536

## **Flooring**

The care and maintenance of the flooring in your unit is your responsibility. The carpet should be vacuumed frequently and tiles need to be cleaned regularly. Tile surfaces are often looked at as maintenance free. However, if they are not cleaned appropriately on a regular basis they will not come clean through normal means in the future and special equipment will be required. Any costs related to damage and/or excessive soiling beyond normal wear and tear will be taken out of the security deposit.

## **Electrical & Light Bulbs**

If your lights go out, check the circuit breaker or fuse box first. In order to properly reset a breaker you must turn the breaker that has been tripped to the “on” position. Only reset a breaker once. In the event it continues to trip, check everything plugged into that circuit. If there is a problem please contact maintenance. You may be charged for a service call if the problem is caused by overloading the circuits. In the event of light bulb failure, it is your responsibility to change your own light bulbs. All bulbs are functional at the time of lease inception. If you cannot change a bulb for some reason, please contact management for our assistance. Any fixture damaged by tenants will be billed accordingly.

## **Appliances**

In case your appliances don't operate properly, first check the breaker box to see if you may have tripped a breaker then check the electrical cord to ensure that it's firmly plugged into the wall. If these appear to be in order and they're not functioning please report to the issue to our general call # 608-284-8956.

Maintenance will address the problem or call a technician to fix it.

### **Cleaning:**

Clean the top of the range clean with glass/tile cleaner to eliminate grease build up. When it becomes spotted with grease or food, use a scouring pad to remove all burned on residue. When it becomes necessary to clean the oven, use a good oven cleaner and use according to directions. Each unit is provided new drip pans on stove prior to move-in. It's the tenants responsibility to replace them at move out. The outside and inside of the refrigerator can be kept clean with a good all-purpose degreaser type cleaner, keep is smelling fresh with an open box of baking soda.

DO NOT overload your Dishwasher!!! Load it correctly. If your dishes aren't getting clean this is the primary reason why. Your dishwasher may leave a white film on your glassware because of the city's hard water, we recommend "Lemishine" to remove hard water spots. Unfortunately there isn't anything we can do to prevent this from happening. Also, running a bit of hot water in the sink before starting the load, helps the dishwasher get hotter water and clean better.

DO NOT overload your Washer!!! Load it correctly. When it is approximately  $\frac{3}{4}$  full of dry clothes, the washer is full. Your clothes will clean better and the washer will not be damaged. We strongly suggest the use of high quality "HE" detergents such as "Tide Ultra". If a washer is damaged or requires service due to overloading or tenant neglect, the tenant will be held for responsible for the service costs.

### **Barbecue Grills**

Legends Living does allow the use of grills however, residents are not permitted to store their grill or propane on their balcony. When in use, grills must be at least 10 feet away from any building during use to prevent fire hazards. The La Crosse Fire Department conducts regularly scheduled inspections of all apartments. At their discretion a citation for violation of the code may be issued.

### **Bike Storage**

Usage of the outdoor bike racks is included in the rent of your apartment. We strongly recommend purchasing a hi-quality bike lock or storing your bike in your unit or storage unit. If, at any time, you believe your bike has been stolen, report to the police and your insurance company. Legends Living will not be held liable for vandalism or theft of your bicycle. Candle Burning Legends Living prohibits the burning of candles inside of your apartment. Not only is the practice of burning candles a fire hazard, it can also cause extensive damage to the property.

### **Excessive Noise/Disturbances**

Note: City Ordinance Quiet Hours are 24/7

When people live in close quarters, noise can sometimes be a problem. We ask each of you to be respectful of your neighbors and keep noise levels to a minimum. If a noise from another apartment is louder than desired and you feel comfortable doing so, we ask that you contact your neighbor and ask them politely to "turn their music/TV/conversation down a bit." Usually people don't realize how the sound carries to others. The bass from sound systems carry far and wide. If after your request your neighbor

chooses not to cooperate, your next step is to contact the police. They'll investigate and may issue a noise violation if deemed appropriate. NOTE: Management does NOT have any authority to perform these types of services. Once a ticket or warning is issued by police then management can enforce lease provisions. As a LAST resort, if the noise problem persists, please contact management during business hours and we will try to assist you. Please be aware that YOU are responsible for the noise of visiting guests. We will NOT tolerate any under-age drinking, drug use, disruptive behavior, or any damage whatsoever to our property. The Property Manager will terminate the tenant(s) lease with all tenant(s) still liable for rents and utilities throughout the term of the lease. The tenant(s) also risks forfeiture of their entire security deposit if eviction is necessary.

### **Guests & Visitors Per your lease.**

ONLY persons listed on the lease can occupy the unit. You are welcome to have overnight guests however, once a person who is not on the lease remains in your unit for more than 14 days they are considered a part of your household. Extended stays need to be approved by management. If a violation is found it will result in immediate eviction. Respect others parking rights! When having Guest/Visitors you must tell them to park on the street or they risk being towed.

### **Keys & Locks**

We supply all the keys to your unit at one time which is typically the first day of your lease term. Residents are not permitted to alter any lock or install NEW locks or other attachments on the doors. When leaving your unit please remember to take along your key and avoid getting locked out. **Lockouts:**

During normal business hours (8A-5P M-F) you may call to make arrangements to pick up a key to "borrow" and return the same day or call a roommate. After hours: you must call American Lock & Key at 608-782-7777. There is a service charge payable at the time of service. Any and all charges as a result of the lockout are your responsibility and will be paid from your security deposit. Lost Keys: If a key is lost, for security purposes we must change your lock and replace all keys. The tenant(s) will be required to pay all of the fees associated. This applies to entry doors, bedroom doors, mailboxes, etc... (anything you are issued a key for). If all keys are not returned on move out day there will be a \$100 charge to your security deposit.

### **Pet Policy**

Pets are only allowed if they are specifically noted on your lease. YOU MAY NOT BABYSIT PETS NOR HAVE PETS VISIT THE PROPERTY UNLESS APPROVED BY MANAGEMENT AND NOTED ON YOUR LEASE. If a pet is discovered in your apartment without authorization, you will be given a notice to correct. You will also have to have the carpets in your unit professionally cleaned and the unit treated for fleas/ticks all at your expense. If you feel a resident within your building has broken this rule please contact management. Residents disregarding this policy will be in a lease violation and subject to all penalties allowed.

### **Pest Control**

Please call maintenance if you have a specific problem. We ask your cooperation in not leaving open food or dirty dishes lying around. This attracts insects and mice not to mention it "STINKS". Garbage should never be left outside on your balcony/patio or hallways. It should be placed in the appropriate collection site when leaving your unit. Failure to maintain clean and sanitary conditions will result in charges to you for the removal costs of garbage and any extermination that is required.

### **Plumbing**

Only human waste and toilet paper may be flushed down toilets. Anything else may cause major problems and damage and tenants will be charged for all damages. Water Leaks: Turn the water valve off and notify maintenance ASAP. In the event a pipe freezes and bursts during the winter, the water supply should be turned off and management should be notified immediately. Never turn off your heat in our rental units in the winter. Tenant will be charged for all plumbing damage and any building or personal items damaged as a result of a failure to maintain a reasonable degree of heat (67 Degrees by State Statue).

### **Parking: Do, Don'ts, Permits & Snow Removal**

- It's the residents' responsibility to notify their family and friends of this policy and let them know to park on the street at all times.
  - Each rental unit is issued a specific number of permits based on your building's parking rules and regulations.
  - If you do not have a permit displayed, do not park in the lot. If your permit is lost, you must make arrangements during normal business hours to pick up a new permit and should park on the street until a permit is displayed. The permit tag must be hung from the rearview mirror and face outwards at all times. A replacement permit is \$25.
    - Stickers or hang tags are only allowed on the complex tenant's vehicles. They cannot be used on the vehicles of friends.
    - Parking is on a first come/first served basis. Vehicles with parking passes must also park within the designated parking areas. Do not block fire lanes, handicap spots, alleys or dumpsters.
    - Any deviations from the above-mentioned items subject the vehicle to being ticketed and towed at the owner's expense.
- All cars are towed to Don's Towing (608) 784-5872 816 Monitor St, La Crosse, WI 54603
- Legends Living does not assume any liability for towed vehicles.
  - All vehicles parked in the lot must be operational. You may NOT store boats, RV's, trailers, moving trucks, nonoperational vehicles, etc. on our property.

### **Snow Removal:**

- IF YOU WILL BE AWAY FROM YOUR RESIDENCE FOR AN EXTENDED TIME, MAKE SURE YOU HAVE MADE ARRANGEMENTS FOR SOMEONE TO MOVE YOUR CAR.
- THERE WILL BE OCCASIONS WHEN THE PARKING LOT MUST BE CLEARED, ESPECIALLY FOR SNOW PLOWING. ON SUCH OCCASIONS, ALL VEHICLES MUST BE REMOVED OR THEY WILL BE



TOWED AT THE OWNER'S EXPENSE.

Legends Living is not responsible for theft or damage to vehicles. If you believe your vehicle has been tampered with, you should call the police, file a report and call your insurance provider.

Motorbikes, motor scooters, motorcycles are not to be parked in building entrances, halls, apartments or on sidewalks. One permit will be issued to you therefore, you may have a choice of putting it on your vehicle or your motorbike... not both. Please do NOT back into stalls to park. When you start your vehicle up, the fumes often enter into another resident's apartment via the windows.

### **Storage Rooms**

If the property you are leasing has a storage unit, storage of the following items is prohibited: LP gas cylinders for grills, dangerous or harmful chemicals, flammable or explosive items, firearms and ammunition, appliances, food, animals. Please keep your storage unit locked at all times and remove all contents at the end of your lease term. Legends Living is not responsible for theft or damage to your property.

### **Smoke Detectors & Carbon Monoxide Alarms**

Smoke detectors and carbon monoxide alarms (apts with gas furnace or stoves) are installed in every apartment. These are maintained annually. Please test your smoke detector once a month. State fire code requires that smoke detectors be kept in working condition at all times. Residents are strictly prohibited from removing the batteries from any smoke detector and it's is considered a lease violation if they are tampered with. If your smoke detector is "chirping" please contact maintenance and we will replace the batteries for you.

Please familiarize yourself with the fire exits located in your building and also where proper fire equipment is located. Tampering with any fire equipment in and around buildings is forbidden. A carbon monoxide alarm is a device that will detect the presence of carbon monoxide (CO) and create a noise which gives people in the area a chance to safely leave the building.

### **Smoking Policy**

Smoking is STRICTLY PROHIBITED in any Legends Living rental unit, patio/deck or indoor space (this includes hallways and entryways). You may smoke outside of the building on the sidewalk or in the parking areas provided it does not create a nuisance for other residents of the property. You are responsible for properly disposing of your smoking material. No smoking material is permitted to be thrown on the ground, including the sidewalk and parking areas. You may be charged a fee for cleanup. Any damage or fire as a result of smoking products will be the responsibility of the tenant.

Marajuana or illegal drugs will NOT be tolerated anywhere on our property and will be fully prosecuted according to local, Federal and Wisconsin Laws. If you feel a resident within your building is smoking please contact management. If we determine that the resident is smoking inside the building, the provisions of the lease will be enforced.

### **Resident Insurance**

We strongly recommend that you contact your insurance agent to obtain renter's insurance. They can provide you with all the details and costs associated with obtaining insurance to cover your personal belongings, as well as personal liability coverage. Our insurance covers our property and associated grounds. It does not cover your personal belongings or your liability. Legends Living assumes no liability for the loss or damage of tenant property under any circumstances!

### **Vacations & Extended Absences**

It is advisable to notify our office if you're going to be traveling for an extended period. Please notify our office where you can be reached in case of an emergency. It is also advised not to leave your car in our parking lot for an extended period of time in case it snows or it may be towed. **DO NOT turn off your thermostat in the winter.** It must be set at a temperature so the pipes don't freeze (minimum of 67 degrees).

### **Utilities**

It is the tenant's responsibility to contact the utility company and put the utilities in their own name as of the first day on the lease or occupancy, whichever comes first. This includes Gas and/or Electric service. Tenants are responsible for all utilities for the entire lease term. **EVEN IF YOU MOVE OUT BEFORE THE END OF YOUR LEASE.**

CenturyLink & Charter Communications are the two primary communication providers in the area. Tenants may choose who they want for services and can begin services as they wish. Note: We do NOT allow any Satellite Dishes on our properties.

Below are some helpful numbers of the utility providers;

- Xcel Energy 1-800-895-4999
- Charter Communications: 1-855-757-7328
- CenturyLink 1-877-837-5738

### **Rent Payments & Security Deposits**

It is our policy to collect one payment for rent each month. Rent payments are due on the 1st of each month for the entire lease term. We strongly recommend that that you pay your rent online by automatic withdrawal via your tenant portal to avoid any late fees. We would rather not chase you for your rent payment than have your \$50 late fee. If the rent is received after the 5th it shall be considered late. This late fee will be withheld from your security deposit at the end of your lease. If a check is returned NSF or a payment is late, a \$50 fee shall be applied. In the event we receive an NSF payment, new payment must be made on the form of a Money Order or Cashiers Check

### **Pro-rated rent:**

Legends Living does NOT pro-rate rent for the final month of the lease term. In the event you choose not to renew your lease, that time is needed to clean your apartment and make it ready for the next tenant so they may enjoy the property in the same manner you have.

A security deposit cannot be used for the last month's rent. Legends Living collects one security deposit

payment per rental unit and must be paid in full at the lease signing by check or money order.

The security deposit is NOT for rent but is a deposit to ensure you fulfill the conditions of your lease and for any damages beyond normal wear and tear. The security deposit will be refunded within 21 days after the lease term ends and everyone has vacated the rental unit.

### **Windows**

Blankets, flags, sheets, etc... are not acceptable window treatments and are strictly prohibited. If your unit has been supplied with blinds we discourage the addition of any added window coverings. If blinds are provided on windows, it is Tenant's responsible to use them cautiously. If curtain rods are provided, the color of the curtain facing the exterior must be white. All windows/blinds are to be cleaned by the Tenant prior to move-out. Any required repair to windows or walls from the installation of curtain rods will be charged to the tenants at move out.

No plastic seal may be used on the windows as condensation issues can occur. It is also common for you to experience some water condensation on your windows during the cold season. To prevent mold and damage to woodwork and trim, please wipe away any moisture accumulation from windows and run your ceiling and bath fans regularly for extended periods of time (min. of 1 hour). Damage due to tenant neglect or condensation will be charged to the tenant, including damages caused by excessive humidifier use.

### **Trash Removal**

All tenants are responsible for placing their garbage in the appropriate collection point provided. No trash is permitted around dumpsters / bins for any reason. Dumpster lids and trash bin lids must be kept closed to be in accordance with city ordinance. Trash of any kind will not be stored anywhere on the premises. This includes your balcony, porch, or outside your door. Legends Living reserves the right to charge tenants if management removes your trash for you. Charge is \$50.00 per bag and will be billed to the tenant. Some items that CAN NOT be placed in or around the dumpsters are: Bicycles, non-flattened cardboard boxes, tires, furniture of any kind, appliances, car parts, fans or heating units, ladders, mattresses, oversized items of any kind, computers or electronic equipment, microwaves. If you observe any "strange" or late-night-hours dumping by someone who is probably a NON-resident, please take their license number and contact management. Let's each do our part to keep our community clean! Thank You!

### **End of Lease – Move Out Cleaning Responsibilities**

At the end of the lease term, the tenant is expected to return their rental unit in the same or better condition than it was at move in. Items that are not thoroughly cleaned will be billed to the tenant at \$50/hr labor plus materials as required to fully clean the unit. Below is the checklist of items you will be required to clean at move out;

- All carpets to be vacuumed. Please do not attempt to shampoo, we will have carpets professionally cleaned.
- Mop and clean all hard surface floors, including under refrigerators & stoves

- Fully clean and wash interior and exterior of all kitchen and bathroom cabinetry
- Fully clean kitchen sink to remove water spots, soap scum, stains, etc.
- Bathrooms – Clean fixtures: Tubs, Showers, Toilets, Sinks of all soil, water spots, soap scum, etc.
- Vacuum Bathroom Exhaust Fans
- Appliance Cleaning – Tenant will be charges for any cleaning or repairs due to misuse
  - oWasher cleaned, dryer area vacuumed of all lint.
  - oRefrigerator of ALL food and fully clean every surface of interior and exterior oStove/Range – clean inside and out. Replace drip pans below elements
- Wash Windows and Window treatments •
- Patio Doors – Inside and Out including the door track
- Wipe down and de-lint all light fixtures and ceiling fans
- Wipe down all baseboards and trim of all dirt, lint & debris
- A/C Units – vacuum filters and clean intake grates
  - All Storage Areas to be completely clear of all tenant property and swept clean.
  - All Garages (as applicable) to be completely clear of all tenant property and swept clean.

### **Breaking a Lease & Subleasing**

If you break your lease/sublease you are in violation of your contract. Should the Tenant(s) elect to break this agreement and move out early, the Tenant is responsible for all utilities, rent payments and advertising costs until a suitable tenant is found or the lease expires. We strongly encourage you find a suitable sublesser. Legends Living may allow subleasing. However, we have restrictions associated with doing so;

- 1.It is the tenant's responsibility to find a sub-lessor.
- 2.Legends Living reserves the right to charge up to \$250 of the existing lease's security deposit to compensate for the administrative burden that subleasing often time brings. The minimum charge is \$100. Who finds the sublesser, does the showings, and the length of the process will determine the actual fee.
- 3.Once management is notified, the prospective tenant will be required to complete a rental application and everyone will be required to sign the sub-lease agreement, including all roommates if applicable. All signatures must be on the form before this agreement is official.

### **Addendum A: Rules & Regulations Resident Handbook Agreement Form "Nonstandard Rental Provisions"**

Being approved as a resident and assuming the obligation of a lease for the property listed above I (we) have reviewed the Rules & Regulations Resident Handbook and agree to abide by the rules, policies, and procedures clarified in the Handbook and agree that this document becomes part of the lease. We also understand that if Legends Living LLC does not enforce certain parts of the lease, that does not forfeit our right to enforce the lease at a later date.

