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### Summary of Lease

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Below are some of the highlights in the residential lease agreement.  
If you have any questions or need more specifics,  
please refer to the lease or give me a call.

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- 1) Monthly Rent is due on the 1<sup>st</sup> of each month. There is a 5-day grace period; however, after 5-days, a late fee can be charged up to a maximum of \$15.00 There is also a \$15.00 charge for returned checks.
  - 2) The Security Deposit is equivalent to 1-month's rent and is due when you sign the lease. The deposit is 100% refundable as long as all the rent has been paid and there are no damages.
  - 3) No Pets of any kind are allowed on the premises! This includes strays and pets belonging to friends and relatives. The only exceptions are fish--20 gallon tank maximum.
  - 4) Please don't trash the place and be considerate of your neighbors at all times. No loud parties and no more than 15 people in any one apartment at any given time.
  - 5) If you are worried about your personal property, you might want to consider getting "Renter's Insurance." Check with your insurance agent about coverage and prices. You might also check to see if you are covered on your parents' policy. If you are, you shouldn't have to worry about taking out additional coverage for yourself.
  - 6) In the colder months, make sure the heat in the apartment is kept at no lower than 55° Fahrenheit. This is to make sure the water pipes don't freeze.
  - 7) Don't use fuel-powered space heaters (i.e. kerosene heaters) and don't use a grill unless you are 10 feet away from the building.
  - 8) DO NOT use tape or putty to hang pictures. Only use pushpins, thumbtacks or small nails or screws.