

516 St. Johns, Renaissance Apartments

Residential Lease

Parties This agreement for the lease of premises, made this 22nd day of April, 2013
Between: 516 St. Johns, LLC - Matthew Loy, Agent
Address: 2211 Jackson Ave. Ann Arbor, MI 48103 hereinafter called the "LESSOR".

And: *****SAMPLE ONLY***** hereinafter called the "LESSEE".

WITNESSETH:

Description Of Premises FIRST: The LESSOR for and in consideration of the rents to be paid and the covenants to be performed by the LESSEE, does hereby Let and Lease the premises commonly known as:
516 St. Johns #B80, Ypsilanti, MI, 48197
In the city of Ypsilanti, county of Washtenaw, State of Michigan, for the term of:
Twelve Months
From and after the 18th day of August, 2013 to and including the 17th day of August, 2014, to be used and occupied by the LESSEE for residential purposes only.

Rent SECOND: The LESSEE does hereby hire the above premises for the full term above stated and does hereby covenant and agree as Follows: To pay as rent for the use of the premises the total sum of:
Five Thousand Four Hundred----- Dollars \$ 5,400.00
In monthly installments in advance, payable as follows: (a) On or before September 1st, 2013,
Four Hundred and Fifty----- Dollars \$ 450.00
(b) And next on the 1st day of October, 2013
Four Hundred and Fifty----- Dollars \$ 450.00
And a like sum on the 1st day of each and every month thereafter, to and including 1st day of August, 2014.
All rental payments are to be made out to 516 St. Johns, LLC.

Late Fee and NSF Fee THIRD: Rent payments are due, in advance, on the 1st day of each and every month and are considered delinquent on the third (3rd) day of the month. The late fee is 3% of the monthly rent if paid after the third (3rd) of the month, if the full rental payment, including any additional rent as defined herein, is not received in the LESSOR'S drop box by the third (3rd) day of the month. There shall be a Thirty Dollar (\$30.00) charge for each check returned "non-sufficient funds" or otherwise uncollected. After three (3) "NSF" checks or otherwise uncollected checks, the LESSOR shall have the right to require payment by certified check or money order. Late fees, returned check charges, legal fees and court costs as allowed by law, repair charges, trash fees, lockout charges and unpaid utility bills are all defined as Additional Rent. Additional Rent charges may be deducted from the Damage and Security Deposit at the end of the Lease term or any extension thereof. In the event LESSEE'S rent payment is late on three (3) or more occasions during the term of this Lease or during any consecutive twelve (12) month period of time, LESSOR shall have the right to terminate this lease upon fifteen (15) days written notice and recover such damages as allowed by law.

Application Of Payments FOURTH: All monies paid to the LESSOR by the LESSEE, or on behalf of LESSEE, shall be applied to LESSEE'S account in the following manner; first to outstanding late fees and dishonored check charges; second to outstanding legal fees and court costs as allowed by law; third to outstanding repair charges, trash fees, and lock-out charges; fourth to outstanding utility bills; and fifth to rent.

Damage and Security Deposit FIFTH: (a) The LESSEE further agrees to pay \$450.00 in advance to be held by the LESSOR. This sum is to be applied to the LESSOR'S claim for unpaid utility charges, unpaid rent, and damages to the premises including all parts of the entire building and grounds, by the LESSEE, also including his/her moving in or moving out, over and above normal wear and tear.
(b) The LESSOR shall repay to LESSEE, within thirty (30) days after vacating the premises, all or whatever part of the Damage and Security Deposit that may be remaining, if any, after reimbursement to the LESSOR from this fund for any charges allowed by law.
(c) The LESSEE further agrees to pay any sum above and beyond this Damage and Security Deposit claimed by the LESSOR for damages, utilities or rent within ten (10) days after receiving the "Statement of Damage and Security Deposit Account".

Security Deposit Law SIXTH: The name and address of the regulated financial institution in which the LESSOR holds your Damage and Security Deposit is: TCF National Bank, Ann Arbor MI, 48107, unless otherwise stipulated.

Communications SEVENTH: All communications to the LESSOR should be directed to:
Matthew Loy
2211 Jackson Ave.
Ann Arbor, MI 48103
734-845-6787

Administration Fee EIGHTH: The LESSEE agrees to pay the sum of \$00.00 as an administration fee for processing the application for rental (checking references, verifying employment and/or income sources and obtaining credit information). This fee is a single one time charge and is not a refundable deposit. This fee will not be assessed for renewal leases.

Delay of Possession	NINTH: It is agreed and understood that if the LESSEE shall be unable to enter into and occupy the premises hereby leased at the time above provided, by reason of the premises not being ready for occupancy, or by reason of the holding over of the previous LESSEE, or as result of any cause or reason beyond the direct control of the LESSOR, the LESSOR shall not be liable in damages to the LESSEE. During the period LESSEE is unable to occupy the premises as herein before provided, the rental rate shall be abated. LESSOR shall determine when the premises are ready for occupancy.
Service By LESSOR	TENTH: The LESSOR agrees to provide the LESSEE with the use of a range, refrigerator, furnace or facilities, water heater or facilities, to supply hot and cold water to the leased premises, to supply hot and cold water for common area laundry facilities and custodial service outside the leased premises. LESSOR shall not be liable for any work stoppage or interruption of any of these services caused by riot, strike, labor disputes, LESSEE'S neglect, inevitable accident, or other causes beyond the immediate control of the LESSOR, or for the stoppage or interruption of any of these or other services for the purpose of making needful repairs, provided the LESSOR shall use reasonable diligence to cause such service to be resumed.
Lawful Use	ELEVENTH: The LESSEE agrees that he shall use and occupy the premises for residential purposes only and maintain the same in accordance with all police, fire, sanitary or other regulations imposed by any Federal, State of Michigan, municipal or governmental authority and to observe all reasonable regulations and requirements of any insurance underwriters concerning the use and condition of the premises, tending to reduce fire hazards and insurance rates, and to not permit or allow any rubbish waste materials or products to accumulate upon the premises, or to permit any use thereof to interfere with the lawful and proper use and enjoyment of the building or any part thereof by the LESSOR, his agents, employees or other residents in the building.
Quiet Possession	TWELFTH: The LESSOR covenants that the LESSEE, on paying the rent and performing under the terms of the lease, shall and may peacefully and quietly have, hold and enjoy the premises for the term of the lease or any extension thereof. Upon written notice from LESSEE, LESSOR shall enforce observance of the lease on the part of other residents as allowed by law.
Community Policies	THIRTEENTH: LESSEE agrees to abide by and conform to the Community Policies of this residency, which are attached hereto and made part of this lease, and any amendments to the Community Policies, as allowed by law, which LESSOR has notified LESSEE of at least thirty (30) days in advance of the amendment taking effect. Any violation of this lease or the Community policies by LESSEE, members of LESSEE'S household and/or LESSEE'S guests or agents shall constitute a breach of the lease and shall give LESSOR the right to terminate this lease upon fifteen (15) days written notice to LESSEE.
Alterations	FOURTEENTH: LESSEE shall make no alterations, additions, or improvements in or to the premises without the LESSOR'S prior written consent, and then only by licensed contractors in accordance with workmanship and quality standards agreed to in writing, in advance, by LESSOR. All alterations, additions, or improvements to the premises by either party shall become the property of the LESSOR and shall remain upon and be surrendered with the premises at the end of the term hereof. This includes, but is not limited to such work as additional locks, permanent type wall or ceiling hooks, carpet, linoleum, paint, etc.
Repairs	FIFTEENTH: The LESSOR agrees to make all necessary exterior and structural repairs to the premises and to the electric, gas, plumbing and heating system, which may from time to time become necessary. LESSEE agrees not to hold the LESSOR responsible for failure to repair until LESSEE has notified the LESSOR of the need for repair, in writing, and a reasonable amount of time has passed after such notice. If LESSEE fails to notify LESSOR of the need for repair in a timely manner resulting in additional damage to the leased premises, LESSEE agrees to reimburse LESSOR, on demand and as additional rent, for all damage and/or expense resulting from LESSEE'S negligence in failing to report the needed repair.
Access to the Premises	SIXTEENTH: The LESSOR, his agents, or employees, shall have access at all reasonable hours to the leased premises provided the LESSOR gives the LESSEE three days (72 hours) written notice, unless the building is for sale or the lease term is in its final three (3) months in which case one day (24 hours) written notice shall be sufficient, or the LESSOR has gained the LESSEE'S permission as required by Ypsilanti City Ordinance. The LESSEE may not unreasonably withhold permission for LESSOR'S entry if proper notice has been provided. The LESSOR, his agents, or employees, may only enter without LESSEE'S permission in response to an "Extreme Condition" as defined in Ypsilanti City Ordinance No. 732.
LESSEE'S Liability For Damage	SEVENTEENTH: The LESSEE will be charged for any damages and/or additional expenses attributable to the premises, or equipment therein due to LESSEE'S negligence, willful or irresponsible conduct, or lack of conduct or refusal of LESSEE to allow entry to LESSOR in the event of an extreme condition or after proper notice as provided in Ypsilanti City Ordinance No. 732. The LESSOR, at his option, may require payment in advance of making repairs necessitated by the LESSEE. In the event LESSOR does not require payment in advance, LESSEE agrees to pay on demand the amount of the damage and/or additional expenses, which are hereby, designated as additional rent. In the event LESSEE fails to pay the damages and/or additional expenses, LESSOR shall be entitled to all of the remedies provided for in the lease for non-payment of rent, including all fees as provided by law.
Liability For Damage	EIGHTEENTH: Unless caused by the LESSOR, his agents', or his employees' negligence and/or failure to maintain the premises as required by law, the LESSOR, his agents and/or his employees shall not be responsible for any theft, damage, loss, or destruction of personal property or spoiled food of the LESSEE due to fire, water, sewer backup, or other casualty or cause. LESSEE is encouraged to insure personal property, and required to do so if you own a fish tank or aquarium.
Keys and Locks	NINETEENTH: The LESSOR and his agents may retain a passkey to the leased premises. The LESSEE shall have the right to install additional locks only as provided in Ypsilanti City Ordinance No. 732.

Damage By Fire	TWENTIETH: In case the buildings and improvements on the premises are injured or destroyed in whole or in part by fire or catastrophe during the continuance of this lease, the LESSOR shall forthwith repair the same to a good and tenable condition so as to be substantially the same as they were prior to such fire or other catastrophe, and the rent herein provided for shall abate entirely, in case the entire premises are so rendered untenable, and pro-rata for the portion rendered untenable in case a part only is untenable, until the same shall be restored to a condition so as to be occupied again by the LESSEE; provided, however, that in case the building and improvements shall be destroyed to an extent of more than one-half their value, and it is inadvisable to restore the same, then the LESSOR may, at its option, terminate this lease forthwith by written notice to the LESSEE. There shall be no abatement of rent, if such fire or other cause damaging the leased premises shall result from the negligence or willful act of the LESSEE.
LESSEE'S Liability	TWENTY-FIRST: The LESSEE shall be fully liable to the LESSOR or LESSOR'S subrogee for damages to the leased premises and adjoining areas resulting from LESSEE'S negligence or willful acts, or the negligence or willful acts of anyone on the premises by reason or association with LESSEE, including but not limited to fire damage. The enforcement of this provision shall survive in the event the lease is terminated or held void; and it is immaterial whether the negligently or willfully caused damage renders the premises wholly or partially untenable.
Eminent Domain	TWENTY-SECOND: If the premises or any portion thereof which includes a substantial part of the premises shall be taken or condemned by any public authority under power of eminent domain for any public use or purpose, the term of this lease shall end upon, and not before, the date when the possession of the part so taken shall be required for such use or purpose, and without apportionment of the condemnation award or settlement. Current rent shall be apportioned as of the date of such termination of possession on a day-to-day basis.
Bankruptcy And Insolvency	TWENTY-THIRD: The LESSEE or any one of the LESSEE'S signed to this agreement agree that if the estate created hereby shall be taken in execution, or by other process of law, or if the LESSEE shall be declared bankrupt or insolvent, according to law, or any receiver be appointed for the business and property of the LESSEE, or if any assignment should be made of the LESSEE'S property for the benefit of creditors, then and in such an event this lease may be cancelled upon fifteen (15) days written notice from the LESSOR.
Mis- Representation	TWENTY-FOURTH: LESSEE hereby certifies that all statements made on the "Application for Rental" are true and no misrepresentation has been made. In the event LESSOR discovers any misrepresentation or untrue statement during the term herein specified, or any extension thereof, LESSOR at his sole option may void and nullify this lease upon fifteen (15) days written notice.
Hold-over	TWENTY-FIFTH: No hold-over shall be permitted without the advance written consent of the LESSOR. In the event LESSOR consents to a holding over by LESSEE upon the expiration of the term herein specified, it shall operate as an extension of this lease month to month only. If the LESSEE does not move out by the lease expiration date there will be a \$100.00 charge per day thereafter to be considered extra rent.
Termination of Residency	TWENTY-SIXTH: In the event the LESSEE desires to terminate residency during the lease, the LESSEE agrees to notify the LESSOR in writing not less than thirty (30) days in advance of such vacating date. In such a case the LESSEE is still obligated to pay the remainder of the rent due through the termination date on the lease, immediately due upon vacating, and the security deposit will be forfeited by the LESSEE to the LESSOR.
Condition of Apartment	TWENTY-SEVENTH: LESSEE agrees to return possession of the leased premises at the end of the lease term or any extension thereof in a clean and sanitary condition, free and clear of trash and debris. This obligation is a contractual one between the LESSEE and LESSOR, and the LESSEE'S Damage and Security Deposit shall not be used to offset LESSEE'S obligation hereunder.
Michigan P.A. 79 of 1995	TWENTY-EIGHTH: If LESSEE has occupied the leased premises for more than thirteen (13) months, he/she may terminate the lease by a sixty (60) day written notice to the LESSOR if either of the following occurs: (a) LESSEE has become eligible during the lease term to take possession of a subsidized rental unit in a senior citizen housing and provides the LESSOR with written proof of that eligibility, or (b) LESSEE has become incapable during the lease term of living independently as certified by a physician in a notarized statement.
Remedies Not Exclusive	TWENTY-NINTH: It is agreed that each and every one of the rights, remedies and benefits provided by this lease shall be separate and independent of each other, and shall not be exclusive of any other said rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law.
Notices	THIRTIETH: All notices to be given hereunder by either party shall be in writing and given by personal delivery to the LESSOR or the LESSEE, or shall be sent by the United States Post Office, addressed to the party intended to be notified, at the post office address last known to the party giving notice, and notice given as aforesaid shall be sufficient service thereof, and shall be deemed given as of the date when deposited in any post office or in any post office box regularly maintained by the United States Postal Service, with full address properly placed thereon, and with postage prepaid.
Controlled Substances	THIRTY-FIRST: The LESSOR may terminate this lease upon seven (7) days written notice if a LESSEE, member of LESSEE'S household or other persons under the LESSEE'S control, has unlawfully manufactured, delivered, possessed with intent to deliver or possessed a controlled substance on the premises. This provision shall apply only if a formal police report has been filed by the LESSOR alleging that the LESSEE, member of LESSEE'S household, or other persons under LESSEE'S control, has unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance classified in schedule 1, 2, or 3 pursuant to sections 7211, 7212, 7213, 7214, 7215, and 7216 of Act No. 368 of the Public Acts of 1978 being sections 333.7211

333.7212, 333.7213, 333.7214, 333.7215, and 333.7216 of the Michigan Compiled Laws.

Home Business THIRTY-SECOND: Conducting any kind of business in the apartment or the apartment community is prohibited except that business conducted in an apartment home office by computer, mail, telephone, e-mail, or fax is permissible if customers, clients, patients, or other business invites do not come to the apartment for business purposes.

LESSEE'S Utilities THIRTY-THIRD: The LESSOR shall furnish: Gas and Water
The LESSEE shall furnish: Electricity
The LESSOR shall have no obligation to provide utilities that are the responsibility of the LESSEE as herein defined. In those apartments where the LESSEE provides the heat, the premises must be kept heated at all times during the lease and the LESSEE may not have the heat terminated for any reason. LESSEE agrees that LESSOR shall not be held responsible for any interruptions in utility services beyond the LESSOR'S control or due to necessary repairs, replacements or alterations. LESSOR has the sole right to designate LESSEE'S utility or electric service provider.

Non-Assignment THIRTY-FOURTH: The LESSEE agrees not to lease, sublet or assign any part of the premises without the written consent of the LESSOR, such written consent shall not be unreasonably withheld. The LESSEE shall not allow any other persons to occupy the premises hereby leased, excepting casual visits of friends or guests, limited to a two-week stay. It is further agreed that the number of permanent occupants, including occupying LESSEE'S and members of LESSEE'S household, shall not be more than 2, except with the written consent of the LESSOR. The LESSEE shall pay a \$ 50.00 fee for processing the assignment. Any new or replacement LESSEE, including sublettors, must qualify under the then existing rental policies of the LESSOR.

Re-entry THIRTY-FIFTH: If the LESSEE shall neglect or fail to pay rent, perform or observe any of the covenants herein contained on his part to be observed and performed, then the LESSOR shall have all the rights to repossess the premises as provided by law. The LESSEE agrees to indemnify and reimburse LESSOR, as provided by law, for all expenses incurred in obtaining possession of the premises, enforcing LESSEE'S obligations under this lease, and all loss of rent, which the LESSOR may incur by reason of such repossession during the remainder of the term herein specified. In the event LESSOR retakes possession of the premises, for any reason, prior to the expiration of the term, LESSEE acknowledges that LESSOR through his attempts to release the premises will incur certain expenses, and therefore LESSEE agrees to pay LESSOR the sum of \$450.00 as liquidated damages which both parties agree are reasonable charges that LESSOR will incur in his efforts to release the premises.

LESSEE'S Responsibilities THIRTY-SIXTH: LESSEE acknowledges and agrees that he shall be responsible for the actions, omissions, damages and compliance with the lease and community policies by LESSEE, members of LESSEE'S household, and LESSEE'S guests or agents, including, but not limited to, moving in or moving out throughout the lease term or any extension thereof.

Lead-Based Paint THIRTY-SEVENTH: LESSEE acknowledges that prior to signing this lease, LESSEE received, reviewed and signed a copy of the LEAD-BASED PAINT DISCLOSURE FORM completed by the LESSOR, the terms of which are incorporated herein by reference and that LESSEE received and reviewed a lead hazard information pamphlet approved by EPA titled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME."

Definitions THIRTY-EIGHTH: The word "LESSEE" wherever in this agreement mentioned shall be construed to mean either singular or plural, masculine or feminine, and the word "LESSOR" shall be construed to mean the LESSOR and his duly authorized agents, and this lease shall be binding jointly and severally upon the parties hereto, and their respective heirs, executors, administrators, successors, legal representatives and assigns.

Number of Lease Pages THIRTY-NINTH: LESSEE hereby acknowledges that he has read the lease and community policies in their entirety which consists of 7 pages.

In witness whereof the parties hereto have set their respective hands and seals this 22nd day of April, 2013

LESSOR:
Matthew Loy

LESSEE:
*****SAMPLE ONLY*****

LESSEE:
*****SAMPLE ONLY*****

According to State Statute, you must notify your landlord in writing within four (4) days after you move of a forwarding address where you can be reached and where you will receive mail; otherwise your landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure.

NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

A tenant who has a reasonable apprehension of present danger to him or her or his or her child from domestic violence, sexual assault, or stalking may have special statutory rights to seek a release of rental obligation under MCL 554.601b.

You have the right to privacy in your rental home. City Law permits the Landlord to entry only if the Landlord has:

- (1) Provided 3 days (72 hours) written notice unless the building is for sale or the lease term is in its final three (3) months, in which case 24 hours written notice, or;**
- (2) Gained your permission as required by City Law**

A Landlord may only enter without notice to respond to an extreme condition.

516 St. Johns, Renaissance Apartments Community Policies

1. **BALCONIES/PATIOS:** LESSEE shall not use the balcony/patio, if any, for storage of any kind and shall at all times keep the balcony/patio free from trash, debris and unsightly furnishings or objects. LESSEE shall not use the balcony/patio for hanging of rugs, sheets, blankets, clothing, etc. Patio or lawn type furniture only is permitted on the balcony/patio. LESSOR shall have the right to require LESSEE to remove from the balcony/patio anything the LESSOR, at his sole discretion, deems unsightly or a nuisance. For fire safety, there shall be no grilling or cooking on the balcony/patio except with propane gas grills.
2. **CHRISTMAS TREES:** For fire safety, live Christmas trees are expressly prohibited in the leased premises.
3. **CLEANING AND TRASH REMOVAL:** LESSEE shall at all times keep the leased premises and fixtures in a clean and sanitary condition. The LESSOR shall clean the common areas as necessary, LESSEE agrees to cooperate in this respect and shall immediately clean anything, which LESSEE spills or drops in the common areas. LESSEE agrees to abide by all trash removal policies established by the LESSOR and/or the city of Ypsilanti. A fee of twenty (\$20) dollars per bag or container will be assessed for trash left unattended in buildings, on the grounds or any other common area as well as outside at any other time other than designated pick-up periods as specified in the Trash Removal Policy.
4. **COMMON AREAS:** LESSEE agrees that he shall be liable for any damages to the common areas including but not limited to glass, walls, carpeting, equipment, trees, shrubs and lawn areas caused by LESSEE. LESSEE shall not be allowed to loiter/play in the halls, stairways, and parking areas or any other common areas without written permission from the LESSOR. Nor shall personal property of any kind be placed or kept outside the leased premises. Sidewalk sales, garage sales, etc. are expressly prohibited.
5. **CONDUCT:** Nothing shall be done by LESSEE in or about the leased premises which will disturb or interfere with the rights, comforts or convenience, health, safety, or welfare of other LESSEE'S or the LESSOR. Nor shall any unreasonable disturbing noise or odors be allowed at any time in or about the leased premises. In the event LESSEE, any member of LESSEE'S household, or LESSEE'S guests or agents engage in any acts or behavior that are immoral, abusive, criminal or illegal in nature whether such activity occurs in or about leased premises or not, LESSOR may terminate this lease.
6. **EQUIPMENT:** No equipment or furniture, if any, may be removed from any part of the leased premises or building by the LESSEE. All equipment and furniture, if any, must be permanently retained in its original location. Any furniture or equipment removed from the premises or building will be the responsibility of the LESSEE and charged to the LESSEE at replacement cost upon vacating, if the equipment or furniture, if any, is not in the apartment. LESSEE shall not interfere in any way with any part of the heating, electrical, lighting, plumbing, refrigerating, or laundry apparatus, or controls in or about the leased premises of the building.
7. **FACILITIES:** It is expressly understood and agreed by the LESSEE that if the LESSOR shall provide parking space, storage area, laundry rooms, play areas, swimming pools or any other facilities outside of the leased premises, same shall be deemed gratuitously provided by LESSOR, and that if any person shall use the facilities, such person does so at his own risk and upon the expressed understanding and stipulation that LESSOR shall not be liable for any loss of property through theft, casualty, or otherwise, or for any damage or injury whatsoever to person or property unless directly caused by LESSOR'S negligence. LESSEE authorizes LESSOR to remove and dispose of any trash, debris and/or personal property from the leased premises or any area gratuitously furnished immediately after LESSEE has vacated the leased premises and to charge LESSEE under their contractual agreement.
8. **FLAMMABLES:** The LESSEE shall not use or keep flammable or explosive materials in the leased premises, common areas, furnace or utility closets, storage lockers, storage rooms, nor use any method of heating other than that which the premises is equipped.
9. **HARDWOOD FLOORS:** The LESSEE must provide carpeting and/or rugs for not less that two-thirds of the living room and hall floor areas and not less than one-third of bedroom floor areas.
10. **LIGHT BULBS:** LESSEE agrees to change light bulbs in all lighting fixtures in the leased premises during the Lease term, and to leave working light bulbs in all lighting fixtures at the end of the Lease term or any extension thereof.
11. **LOCKING APARTMENT:** Anytime LESSOR is in the LESSEE'S apartment, he/she will lock all doors when leaving. LESSEE should, when leaving the apartment, lock all door locks. If LESSEE is locked out of his/her apartment, the LESSOR'S lockout service will only unlock the door after the appropriate fee has been paid and proper identification has been provided. Lockout service is not a right, but a service provided by the LESSOR for an additional fee and is based on availability of staff. Additional keys may be obtained from the LESSOR for a charge of \$25.00 during normal business hours. A "locked out" fee of \$25.00 will be charged during normal business hours. After hours "locked out" fees are \$50.00 and based on availability of staff.
12. **PARKING:** Parking is not included in the rental payment and the LESSOR may limit the number of vehicles per apartment at his sole discretion. The LESSOR does not guarantee the availability of parking for the LESSEE or his/her guests. If the LESSEE loses his/her parking tag/sticker there will be a \$150.00 replacement fee. LESSEE shall not park his/her vehicle or allow any member of his/her household or any guest to park in any restricted areas or driveways. Parking within the property shall be restricted to licensed and operable two and four wheel motorized vehicles only. Pickup trucks above ¾ ton, commercial vehicles, trailers, boats, motor homes, and other recreational vehicles may not be parked or stowed anywhere on the grounds of the property. All vehicles must be registered with the LESSOR. LESSOR may ban or demand removal of any vehicle which, in his sole judgment, creates a nuisance or is detrimental to the property and/or its residents. No repairs or washing of vehicles shall be permitted on the property at any time. Any violation in this

516 St. Johns, Renaissance Apartments
Community Policies
(Continued)

paragraph could result in 1.) LESSOR towing vehicles away without notice, 2.) LESSEE paying for all charges therewith and 3.) LESSOR ordering LESSEE to vacate the leased premises.

13. **PERSONAL PROPERTY:** No personal property of any kind shall be placed or kept in or on the halls, lawn, sidewalks, parking areas, side yards, grounds or other common areas, nor shall such areas be used for lounging, playing or any other activities without the written permission of the LESSOR.
14. **PETS:** The LESSEE and/or his/her guests shall not harbor, keep, or bring into the leased premises or building, dogs, cats, rabbits, reptiles, fish, birds or other animals unless an agreement has been made in writing with the LESSOR.
15. **RADIO TRANSMISSIONS:** LESSEE shall not use any radio transmitters on the premises. LESSEE shall not at any time erect any type of antenna or satellite dish for radio, television or other purpose on or about the leased premises. Nor shall LESSEE broadcast from any transmitter on or about the leased premises.
16. **SMOKE DETECTORS:** LESSEE agrees not to disarm, remove batteries or tamper with smoke detectors. LESSEE further agrees to replace batteries as necessary and to leave a working battery in the smoke detector at the end of the Lease term or any extension thereof.
17. **WASHER-DRYER EQUIPMENT:** The use of laundry washing and/or drying equipment within the leased premises is expressly prohibited.
18. **WATERBEDS:** The use of any water-filled articles of furniture, including beds, is strictly prohibited, without the written permission of the LESSOR.
19. **WINDOWS:** LESSEE shall not place anything, whatsoever, upon the inner or outer sills of the windows of the buildings so that it may be exposed through the windows to a view from the street. No shade, awnings, guards, drapes, or screens shall be used except those approved by the LESSOR. All window coverings must be white in color when viewed from the exterior of the leased premises. Rags, rugs, dust mops, carpets, or clothing must be shaken, dusted, or hung from windows, nor shall any sweepings, rubbish, etc. be thrown on the front, side, or rear lawn areas or parking areas.
20. **COPIES OF LEASE:** During any part of this term or thereafter the LESSEE requests an additional copy of his/her lease, the LESSOR may charge the LESSEE \$15.00 per additional copy.
21. **QUIET HOURS:** Quiet hours in and around the building are as follows: Sun-Thurs 10:00pm to 10:00am, and Fri-Sat 12:00am to 11:00am.
22. **LAUNDRY MACHINE HOURS:** The use of the laundry machines is permitted in the hours between 7:00am and 12:00am.
23. **SMOKING:** Smoking is prohibited inside the apartment, building and common areas. Evidence of smoking in any of the areas previously mentioned will result in a \$500 fine withheld from the security deposit. Smoking outside of the building is permitted, however if you are caught littering cigarette butts a fee of \$75 will be assessed and due within 30 days of assessment.
24. These Community Policies are made part of the Lease Agreement as provided for in paragraph 13 of the Lease Agreement.