

Arki LLc NONSTANDARD RENTAL PROVISIONS

1. **NO PARTIES OR GATHERINGS OF MORE THAN 10 PEOPLE WILL BE ALLOWED ON THE PROPERTY.**
2. That he or she and guest will not bring into the building or on the premises, ½ barrels, ¼ barrels, or an large quantities of alcoholic beverages. Tenant's failure to comply with these provisions constitutes a breach of this lease and will result in a 5 day eviction notice to all tenants of said apartment or house.
3. Tenant also agrees that they and their guests will refrain from smoking in the house and have no open flames of any kind.(such as candles)**Smoking and candles are not allowed in any circumstances**
4. To refrain from playing stereo or television at levels at which disturb or disrupt other tenants in the house or any neighbor.
5. To refrain from taping, blocking, or in any other manner holding security doors open which have purpose of keeping a non resident from entering hallways, stairways, basements, etc. Such actions by tenant will constitute a breach of contract and tenant will be subject to eviction and expulsion from premises and/or \$50.00 fine
6. To refrain from using or permitting the use of the premises for any unlawful purpose or for any purpose that will in jure the reputation of the premises or the building. IF drugs are found in tenant(s) room or tenant(s) is engaged in selling, using, or permitting the use of illegal drugs or alcohol in this house, this will constitute grounds for immediate eviction without relief of contractual obligations.
7. To supervise guests and be responsible for guest's negligence and intentional acts causing damage to the property if tenant is negligent in said supervision.
8. To refrain from pulling or allowing to pull building fire alarms, or to test smoke detectors which will set off fire alarms, or to tamper with or discharge fire extinguishers in non-emergency situations, or to remove exit sign or fixtures from their proper locations. Any such actions will result in a \$200.00 fine plus the cost of repair and clean up to ARKI LLC for the resting of such fire alarms systems. **Fire detectors and carbon monoxide units cannot be tampered with no matter what.** Tenants will pay an extra \$50.00 for repairs for each unit that was tampered with.
9. Not to allow any guests or invites to use the parking facilities at any time. Tenant is granted the privilege of using the parking facilities, if he/ she permits or registers their vehicle with ARKI LLc and abides by the parking regulations. Any vehicle parked in the lot without a parking permit is subject to ticketing and towing at owner's expense.
10. To refrain from keeping pets, except fish, in the house or around the premises. Approved Aquariums are limited to the combined 10 gallons. **NO DOGS OR CATS ALLOWED. If a dog or any other unapproved animal is seen in the house or on the property, all tenants entire security deposit will be forfeited, animals will need to be removed immediately and/or lease will be terminated.**
11. Not to flush any items or materials which cause damage to flushing toilets (i.e.) Sanitary napkins/tampons, brushes/combs, paper towel, etc. Tenant shall not use toilet tank cleaners in the tank. IF water closets are found to be damaged by such materials, tenant will be assessed the total cost of removing such blockage, or replacement of the plumbing fixture.
12. Not to display any signs, alcoholic containers i.e beer cans, bottles, liquor bottles, banners, or flags in any outside windows or on exterior of the house, garages, trees, roof, etc.
13. TO refrain from keeping or allowing guests to keep or bring into the building any guns, ammunition, or archery equipment of any type.

14. Not to bring gasoline driven vehicles or charcoal grills in to the house, nor shall tenant store gasoline or other flammable products anywhere in the house. Tenant shall not store bicycles or charcoal grills in any hallways or other common areas of the building. Charcoal grilling in backyards only keeping over 10 ft from building.
15. To keep the house and premises in clean and rentable condition and in as good repair as at the beginning of the lease term, with the exceptions of normal wear and tear. NO portion of the roof of the dwelling may be used for climbing, sitting, standing, or other similar purposes.
16. Tenant must maintain a reasonable amount of heat in cold weather to prevent damage to the premises. If damage results from tenant failure to maintain a reasonable amount of heat, tenant shall be liable for the total cost of damages caused by the tenants negligence.
17. TO observe all methods of energy conservation: such as, keeping thermostats at/or above 58 degrees in winter. (Nov. Thru April) refraining from unnecessarily wasting hot and cold water; making sure that all windows, including storm windows, are closed properly.
18. Not to drive any nails, tacks, screws, or other permanent type fasteners on or into any of the walls, ceilings, floors, or woodwork of premises. Nothing whatsoever shall be attached or affixed either to exterior of said building, or to any part thereof, whether permanent or otherwise, tenant agrees to pay the costs of any repairs of any damages caused by tenant action.
19. To be responsible for all the furnishings in the apartment and promises to pay for the cost of replacement or repair of any missing or damaged furniture.
20. To pay emergency Key Lock-out Fee of \$30.00, if tenant is locked out of his/her apartment of any reason. If tenant should lose his/her keys, ARKI LLC will change the lock and issue new keys at a charge to tenant of \$75.00 for the lock change.
21. To keep premises clean and rentable and to be responsible for minor maintenance of house, i.e, closing windows on stormy/rainy days, repair broken windows, removing hair from bath tub or shower drains, unplugging normal clogs in the toilet, etc. the tenant will be responsible for all glass breakings or other damage to the property. Landlord agrees to be responsible for any periodic or major maintenance such as repair of leaky faucets or drain pipes, replacement of air filters, replacement of stove elements, normal maintenance of fire extinguishers, smoke detectors, and ground fault interrupter receptacles, any electrical or heating repairs not due to tenant's negligence, etc. **Maintenance requests should be directed to 262-719-3191 Monday through friday, 8 am to 6 pm. Only emergency calls after hours.**
22. Upon termination of your occupancy, the house condition must be ready for new occupancy, all carpets, baths, showers, toilets, wood and vinyl floors needed to be freshly cleaned and sanitized. (see move in report)
23. Any tenant(s) charged with violations of any state law or local ordinances, including but not limited to alcohol or drug laws, or ordinances, will be considered in violations of this lease and may be evicted immediately.
24. Any repairs to halls, doorways, stair walls, due to damage will be prorated among all tenants of the building. When tenant or guests of the tenant that causes damage is reported to ARKI LLC. The damages will not be prorated to all tenants of the house.
25. Tenants must inform ARKI LLC of their intention to resign for the following school year before September 30 of current year.
26. A \$5.00 handling fee will be assessed to each tenant not handing in self addressed stamped envelope for the return of his/her security deposit.
27. If a current tenant(s) gets evicted from any ARKI LLC property at any time, this will null and void any future signed ARKI LLC lease, 3 years from date of incident.
28. Tenants shall complete snow removal from sidewalks or other areas within a time period set by the municipal district. Tenant will also be responsible for payment of any municipal fines or other

costs imposed on the landlord due to the tenants failure to comply with law or local ordinances regarding snow removal. These fees may be deducted from tenants security deposit.

- 29. Landlord shall provide garbage/disposal service for tenant's use only. Tenant shall be responsible for placing all his or hers recyclable and non-recyclables in the designated dumpsters. Tenant shall not place any refuse in or around the common areas of the building or he/she will be charged a minimum of \$35.00 for each time landlord has to remove tenants refuse. Tenant is responsible to take all dumpsters and recyclables to curb by afternoon of and picked up by the morning at_____.
- 30. **Tenant shall no paint in any room or walls.** ARKI LLc agrees to provide at least the following: one stove, one refrigerator, one washer, and one dryer.**Water beds are NOT allowed.**Approved requests for any furniture removal will carry a onetime non-refundable fee of \$100.00. **Changes to any apartment required by a tenant allergies will be made at the expense of the tenant.**
- 31. If tenant shall leave any property on the premises after vacating and abandoning the premises, tenant shall be deemed to have abandoned the property, ARKI LLc shall have the right to dispose of the property as provided by law.
- 32. For the properties that have dishwashers, the tenant is responsible to repair if it is damaged from misuse. Dishwashers are NOT garbage disposals! Loose food etc should be scrapped from dish before putting in machine.

If tenant neglects or fails to perform and observe any of the terms of this lease, landlord shall give tenant written notice of such breach requiring tenant to remedy the breach or vacate the premises on or before a date at least 5 days after giving such notice, and if tenant fails to comply with such notice, landlord may declare this tenancy terminated and institute action to expel tenant from leased premises without limiting of tenant for the rent due or to become due under this lease. If tenant has been given such a notice and has been remedied the breach or been permitted to remain on the premises, and within a year of such previous breach tennant commit a similar breach, this lease may be terminated, before the breach had been remedied. Landlord gives notice to tenant or vacate on or before a date at least 14 days after the giving of the notice. Landlord may take such reasonable rules governing the premises and the building of which they are part as landlord deems necessary. Tenant agrees to observe and comply with all such rules and any violation of the rules shall be deemed a breach of this lease. A copy of the set rules is posted in the kitchen cabinet and is available upon request. Landlord may make changes in the rules and shall give written notice of changed to tenant at least 14 days before the rules come effective. The premises and building or housing violations and do not contain any conditions adversely affecting habitability. Tenant hereby expressly waives any and all claims against said Landlord, ARKI LLc, for account of any personal injury sustained or any loses of damage to property, caused and resulting from theft or any cause, from premises.

THIS CONTRACT IS JOINT AND SEVERAL FOR ALL RENT AND SECURITY DEPOSITS DUE. THEREFORE, DEFAULT BY ONE TENANT IS THE RESPONSIBILITY.

Tenants: (Sign & Date)

Landlord/ARKI LLc

G U A R A N T E E

In consideration of the landlord's agreement to this lease, the undersigned guarantees) the payment of all months due under the lease and the performance of the covenants by tenant.

SIGN & DATE: