



Disclosure Statement-Non Standard Rental Provisions

I/We hereby state that before I/We gain occupancy for the premises located at:

Name _____

Address _____

City, State, Zip _____

- _____ 1. I/We agree to pay the partial month's rent and first full month's rent and the required balance of the security deposit. I/We further agree that all of the provisions of this Disclosure Statement-Non Standard Rental Provisions shall be incorporated into the lease as though fully set therein.
- _____ 2. I/We understand that if a check tendered for the payment of my/our current rent or other charges is returned by the bank for insufficient funds, there is a \$25.00 charge in addition to the late payment penalty. Any payments after the first of the month will result in a waived \$25.00 discount as well as a \$2.00 a day late fee. Lessor may require any subsequent rent payments to be paid by cashier's check or money order.
I/We understand that any late payment penalties and check fees are to be paid in full at the time my/our late payment is made and that my account shall be considered delinquent until all outstanding charges are paid in full.
- _____ 3. I/We agree to return the Tenant Inspection Acceptance form to the leasing office within 7 days of the commencement of this agreement. Failure to do so acknowledges acceptance of landlord/management's evaluation of the apartment.
- _____ 4. There were no promises made about the cleaning, repairing or otherwise improving the apartment in which I/We am/are interested, except the following, which shows the expected completion date of each.

- _____ 5. I/We agree to pay a charge of \$25.00 for all lock-outs after business hours and on weekends, as well as \$5.00 for each replacement key. If for any reason the locks need to be changed an additional fee of \$25.00 shall be applied to the balance due.
- _____ 6. I/We agree that after notice to vacate is given, apartment will be kept clean, tidy and in suitable condition for showing prospective tenant's. Landlord/Manager may enter with 12 hours notice to show, inspect, do routine maintenance or make repairs. No advance notice is required in a health or safety emergency. Tenant agrees not to assign or sublet apartment.
- _____ 7. I/We agree to properly dispose of large items such as beds, furniture etc. at a local dump site and will not leave them out near the dumpsters. Failure to do so will result in a \$50.00 fine. The leasing office can be contacted to help assist in removal for a per pound cost.
- _____ 8. I/We agree to have the carpets professionally cleaned upon moving out. Carpet shampooing done by RTLJ Enterprises can range in price from \$30-50 per room.
- _____ 9. I/We agree to pay for any repairs or damage caused by negligence or misuse such as clogged toilets, clogged disposals, broken windows, water damage from windows left open during rain, etc.
- _____ 10. I/We agree to pay for any damages and cleaning costs, other than normal wear and tear, that have been done to the premises, furniture, appliances, window coverings, light fixtures or floor coverings. *Examples of things that can be charged against your security deposit includes but is not limited to: any cleaning that has not been completed to the condition it was at time of move in (cleaning charge is \$20 per hour), replacing stove top Drip Pans. (\$5 Per pan replaced), New shower curtain liner (\$6), Missing or depleted Fire Extinguisher (\$18).*
- _____ 11. I/We agree to return all keys issued or obtained from Lessor by 11:00 a.m. on the last day of tenancy. All costs of re-keying or replacing said locks shall be paid by Lessee upon billing or may be deducted from the security deposit. If keys are not returned there is a flat \$50 fee
- _____ 12. I/We agree to pay a \$200.00 fee for failure to fulfill the full term of my/our lease agreement (In addition to this fee you are responsible for rent payment until your apartment is re-rented or your lease is fulfilled.). There is {up to} a \$25 per showing fee every time we show your apartment to get you out of your lease. If you do not fulfill the full term of a 1 year lease you will be charged an additional \$25 per month for each month of your tenancy. After the successful completion of the terms of my/our lease I/we may renew the terms of my/our lease for an additional 6 to 12 months or remain on a month to month basis as an extension of our original lease.
- _____ 13. **It is understood that Lessor may deduct any of the above charges in addition to any other unpaid charges or obligations provided for in the lease from the Lessee's security deposit after Lessee surrenders the leased premises.**

Lessee

Date

Lessee

Date

Lessor/Agent

Date