

## **RULES / POLICIES**

**Rules and policies are subject to change and the most recent rules/policies may not be reflected here in this document. Consult your lease for specific policies that apply during your lease term.**

### **1) Liability of Lease Signees**

Tenant understands that anyone signing the lease for the unit is assuming co-guarantor responsibility for the entire unit. Do not sign with less than full group unless you are willing to accept the liability for costs for the entire unit.

### **2) Information changes:**

Any change in phone number, email address or vehicle needs to be communicated to landlord

### **3) Rent Payments and Late Fees**

Rent is due on the 1st of the month, even if the 1st falls on a weekend or holiday. There is no grace period before a late fee is assessed. Late fees will be assessed on any checks written incorrectly. Checks returned by the bank for any reason will incur the late fee as well as the NSF fee. If the Landlord incurs any other costs or fees as a result of the tenant's payment being returned by the bank, the tenant will also be responsible for the costs incurred by the landlord as a result. Rent payments made by mail will be also be considered late if not in the possession of Back To Back Rentals LLC on the 1st regardless of postmark. The Landlord reserves the right to refuse payment by personal check if a check is returned and may require tenant to make rent payments by money order, cash, or electronic funds transfer service as set up by the landlord.

Rent payments made thru mail that do not arrive are considered late and still owed. Do not mail cash. Do not mail money grams or money orders unless you send them with tracking and insurance in case they are lost in the mail. If cash or a money order is mailed and not received by Back To Back Rentals LLC, it is considered late and owing.

Payments will be applied to the oldest amount owed. For example, January rent is not paid. January rent will incur a late fee. When rent is paid in February, that money will be applied to the unpaid January rent and February rent will be considered late and incur the late fee.

### **4) Security Deposit Return**

Landlord may return security deposits by check regardless of the method of payment when security deposit was made.

It is understood by the tenants that any security deposit returns made at the end of the lease term are made payable to the tenant that paid the security deposit to the landlord, unless the tenant designates a payee in writing.

### **5) No smoking/vaping/e-cigarettes.**

Smoking/vaping/e-cigarette use in the building or on porches is not allowed.

If you or your guests chose to smoke outside the building, please be considerate of other tenants who are non-smokers.

Smoking is only allowed away from the building so smoke does not enter the building thru open windows. The yard is not an ashtray, do not use it as one. Tenant is responsible for providing a small container used to dispose of cigarette butts. That container must be emptied or disposed of on a regular basis by the tenant. If there are complaints by other tenants or management notices an odor from the cigarette butts, the cigarette butts/ container will be disposed of and you will be assessed a fee as detailed in the Non-Standard Rentals Provisions. Do not toss cigarette butts in snowbanks during the winter. When snow melts, there will be a pile of cigarette butts in the yard. Tenant will be responsible for cleanup of any cigarette butts as detailed in the non-standard rental provisions.

### **6) No Pets/animals**

Pets/animals (including those of guests) are not allowed on the premises (inside or outside) unless landlord gives written permission. If an animal is found on the property, fees will be assessed as detailed in the Non-Standard Rentals Provisions. Tenant is responsible for any damages done by a pet/animal including but not limited to flooring/carpet damage or cleaning and "clean up" or yard repairs needed. If an animal is allowed, tenant agrees by signature below that any damages and/or cleaning are not considered normal wear and tear and fees will be assessed as detailed in the Non-Standard Rentals Provisions.

### **7) No summer subleases**

### **8) No swimming pools / wading pools / kiddie pools / slip n slides / sprinklers / hot tubs / trampolines / play ground equipment:**

Water and recreational equipment including but not limited to hot tubs, swimming pools, wading pools, kiddie pools, slip n slides, sprinklers, trampolines, children's playground equipment and swings are not allowed. Tenant is responsible for any damages done to the property or the people using the item. Tenant is also responsible for any increase in the water bill due to filling a pool or running water. These fees and charges will be assessed as detailed in the Non-Standard Rental Provisions.

### **9) No hammocks / chairs / swings hanging from the house or porch:**

Nothing may be attached to or hanging from the house or porch including but not limited to hammocks, chairs and swings. Tenant is responsible for any damages done to the property or the people using the item. Fees and charges will be assessed as detailed in the Non-Standard Rental Provisions.

### **10) Parking/Vehicles/Towing**

One "Off Street Parking" space is available for each tenant based on bedrooms in the unit (1 bedroom = 1 parking space, 2 bedroom = 2 parking spaces, etc). Parking stalls are for tenant use only. Guests need to park on the street. Vehicles not listed with Back To Back Rentals LLC may be towed at owners expense. If a vehicle takes up more space than designed (i.e. pickup truck), that vehicle may need to be parked on the street. Tenants are not allowed to park, store or work on non-working vehicles on the premises. Non-working vehicles may not be left in the parking area, and will be towed at the owner's expense. Any fees or charges will be assessed to the tenant as detailed in the Non-Standard Rental Provisions.

**11) Garbage/Trash/Recyclables/Oversized Items:**

Back To Back Rentals LLC pays for weekly garbage services. Currently the normal garbage day is THURSDAY unless a holiday falls prior to that on any given week (i.e. memorial day, July 4th, labor day etc) which would move the garbage day to Friday.

If the garbage company fails to pickup trash on their scheduled day, please notify management so we can follow up with the garbage company. Trash/recyclables are not to accumulate on the property. If the tenant leaves garbage, trash, or recyclables in any area of the building or grounds which is not designated as a place for those items, tenant will be assessed a fee as detailed in the Non-Standard Rental Provisions.

Tenant is responsible for any charges from the garbage company, above the normal weekly charge, including but not limited to excess trash, oversize items, or failure to separate trash and recyclables, contaminated recyclables. If there are multiple apartments/houses using the garbage/recyclable containers, and the persons causing the additional garbage charges can not be determined, charges will be divided between all units. During move-in and move-out time, if we are charged for additional garbage/recyclables, we will bill you for that additional amount. If there are multiple apartments/houses using the garbage/recyclable containers, charges will be divided between all units that are moving in/out.

Fees and charges related to garbage/recycling/oversized items will be assessed as detailed in the Non-Standard Rental Provisions.

**Alley pickup:** If there is an alley behind the house, the garbage company will drive thru the alley and pick up the garbage/recyclable so there is no need to take the containers to the street. This is subject to change based on garbage company changes that are beyond our control. If the garbage company does not leave the containers where they are normally positioned, it is your responsibility to return the cans to the appropriate location. If the garbage company changes their pickup procedures, management will notify you as to the new procedure. This may require you to take containers to the street the evening before garbage pickup, and retrieve them from the street by the end of the day on pickup day.

**No Alley pickup:** If there is no drive-thru alley behind the house, the garbage company is currently contracted to walk up to the house and retrieve the containers. This is subject to change based on garbage company changes that are beyond our control. If the garbage company leaves the empty containers by the street, it is your responsibility to return the container to their normal location by the house at the end of the day. If the garbage company changes their pickup procedures, management will notify you as to the new procedure.

**12) Snow Removal:**

Landlord will provide snow removal of the parking area and sidewalk adjacent to the street. It is the tenants' responsibility to keep the porch, steps, and any walkways/paths free of snow and ice. Make sure there is a path shoveled to the mailbox.

Snow Removal will be done as soon as possible after a snow event; however, we cannot get everyones snow removed immediately in the morning after the snow event. If we have not been there, and you need to get your vehicle out of the parking area, you may need to shovel. If the parking area is in the alley, each home owner is responsible for their own section of the alley. Back To Back Rentals is not responsible for the state of snow removal in areas of the alley that we do not control.

**13) Laundry:**

Laundry is for tenant use only. Guests and friends are not allowed to use the laundry.

If the washing machine is a high efficiency machine, you need to use "he" (high efficiency) laundry detergent. Using regular detergent can result in too many suds and damage the washer.

There may be a receptacle for liquid chlorine bleach on the washing machine. This is usually under the cover on the lower left corner of the top of the machine. DO NOT PUT DETERGENT IN HERE. It is only for liquid chlorine bleach.

If you have a stackable washer/dryer - please note that the washer is smaller than a full size, side-by-side laundry pair. DO NOT OVERFILL THE TUB WITH CLOTHES AS IT WILL CAUSE THE WATER TO OVERFLOW AND LEAK OUT ON THE FLOOR.

Overfilling the washer tub also creates unnecessary wear and tear on the washing machine and results in poorly cleaned clothes.

All maintenance calls related to overfilled washer/dryers, will be charged to tenants.

The lint screen on the dryer should be cleaned each time it is used.

**14) Renter's Insurance**

We strongly recommend renters insurance. Tenants are responsible for insuring all of their personal property against loss or damage, regardless of the cause – including but not limited to water, sewer, flood, electrical, ice, snow, theft, or other damage to personal property. Tenant acknowledges that Back To Back Rentals LLC does not provide insurance coverage for tenants property and Back to Back Rentals LLC nor its insurance carrier will provide reimbursement to tenant for loss of or damage to personal belongings.

**15) Renewal Lease**

Current tenants agree to bring security deposit total to the full amount listed on the Rental Agreement after the current checkout computation has been completed. Any new lease signees are required to pay security deposit at time of lease signing. Management reserves the right to cancel a renewal lease at any time if the current tenants commit a breach of the lease. By signature below, current residents signing a renewal lease (whether for the current property or a new property) understand and agree that their lease for a future lease term can be cancelled, even after prior management approval, if the current tenants commit any breaches during their current lease term. This cancellation would apply to the entire future lease including cancellation with any new signees that have signed any future lease with current residents.

**16) Campfire/Fire Pit/Ring:**

Campfires, bonfires, fire pits and fire rings are not allowed.

**17) Grilling/Smoker use:**

No gas grills, charcoal grills, or smokers are allowed.

**18) Outdoor Space**

Outdoor spaces/yards needs to be kept clean and picked up. Immediately after any outdoor activity, tenant agrees to clean up the yard including but not limited to removing game boards, tables, chairs and other furniture, and picking up/disposing of cans, bottles and other trash or items. If you fail to keep the outdoor spaces clean and picked up, charges may be assessed as detailed in the Non-Standard Rental Provisions.

**19) No Parties/No Bulk alcohol:**

Back To Back Rentals LLC has and enforces a “no party policy” and a “no bulk alcohol policy” on all properties whether indoors or outside. This is designed to prevent damages to the building and property that often occur during party type gatherings. It also encourages an environment where tenants respect other tenants and neighbors and their right to the quiet and peaceful enjoyment of their home. The term “party” refers to any situation or loud and unruly gatherings which result in complaint(s) from one or more tenants in the building, other persons in the neighborhood, or law enforcement officials. Tenants may be assessed a fee for violating these policies, either separately or together, and will be responsible for any damages done as a result, as detailed in the Non-Standard Rental Provisions.

**20) No one is allowed on the roof.**

Tenants and Tenant’s guests are not allowed on the roof. Tenant agrees that Landlord is not responsible for any damages or injuries resulting from tenant or tenants guest being on the roof, or attempting to transfer from one roof to another. If it comes to our attention that a tenant or tenants guest is or has been on the roof, Landlord may find the Tenant in default of the Rental agreement and proceed according to the Breach of Lease section of the Rental Agreement.

**21) Candles/open flames:**

The use of candles, lanterns, or any other type of open flames items are prohibited. Any cleaning, painting, repair or other costs incurred by the Landlord due to Tenant or Tenant’s guests violating this provision shall be the responsibility of the tenant and charged as detailed in the Non-Standard Rentals Provision.

**22) Stove Drip Pans:**

If your stove has drip pans, they were new when you moved in and they need to be new when you move out. Washing drip pans is a tedious process and normally does not provide the desired results of shiny clean drip pans. Tenants agree that dirty stove drip pans are not considered normal wear and tear. If you do not replace the drip pans with the same kind/color as currently installed, a fee will be deducted from the security deposit as detailed in the Non-Standard Rental Provisions.

**23) Utilities:**

The tenant on or before the start of their rental period shall put all utilities that they are responsible to pay in Tenant’s name. If Back To Back Rentals receives utility charges after the start of the lease, a fee will be charged as detailed in the Non-Standard Rental Provision. Tenant is responsible for all charges for the utilities in their name incurred prior to the last day of the Rental Agreement. If utilities are disconnected before the last day of the lease a fee as detailed in the Non-Standard Rentals Provisions will be assessed. The imposition of these fees does not extinguish the liability to pay for utility charges during the term of the agreement.

**24) Air Conditioners:**

Windows air conditioner units are not allowed for safety reasons. Portable floor air conditioning units with duct and window covering are allowed. Portable air conditioning units are those that sit on the floor inside the house and have a vent tube that is placed in the window. Portable units must be an evaporative unit (unit where water that is collected is exhausted through the window duct).

If tenant installs a window air conditioner unit, management will notify the tenant to remove the window air conditioner. Tenant will have three days after notice to remove the air conditioner. Tenant will also be assessed a fee as detailed in the Non-Standard Rental Provisions.

The Tenant must remove air conditioners by October 1 or fees will be assessed as detailed in the non-standard rental provisions. Heat is not to be turned on until air conditioners/vents are removed from windows.

Any adhesive that was used when installing the unit/vent must be completely removed including all residue. Left over residue/adhesive is not considered normal wear and tear and additional cleaning and damage costs will be assessed as detailed in the Non-Standard Rentals Provisions.

**25) Lockouts/Lost-Keys/Failure to Return Keys:**

Tenant is responsible for all charges related to the cost of re-keying if locks need to be changed for lockouts, lost/non-returned keys, or at the Tenant’s request. If a tenant is locked out, the Landlord has the option of calling the security company to unlock the door. Tenant is responsible for all costs billed by the security company regarding a lockout and may be required to pay those charges at time of service. If the landlord or their representative is available to unlock the door, a fee will be assessed for the landlord to unlock the door as detailed in the Non-Standard Rental Provisions.

**26) Locks:**

No external or internal door locks, chain locks, padlocks, or bolts can be installed on any doors by tenants. (This is a fire code violation.) Tenants are not allowed to change any locks. Tenant can request the landlord change door locks at the Tenants expense.

**27) Light Bulbs:**

All light bulbs are in working order prior to the lease start date. It is the tenants responsibility to replace any burned out light bulbs as they occur and to have all bulbs working at the end of the tenancy. If the tenant fails to replace burned out light bulbs, tenant will be assessed a fee as stated in the Non-Standard Rental Provision.

**28) Smoke Detectors / Carbon Monoxide Detectors / Fire Extinguishers:**

The Landlord has provided working smoke detectors and carbon monoxide detectors. The batteries have been replaced prior to the lease start date. Tenant is responsible for testing smoke detectors and carbon monoxide detectors once a month and replacing batteries as needed. If the detector is not working after replacing the batteries, it is tenants responsibility to notify the landlord so the landlord can replace the malfunctioning detector. If the tenant or tenants guest does something to render the detector not workable, tenant will be responsible for the cost of replacing the detector as detailed in the Non-Standard Rentals Provisions.

Fire Extinguishers have been provided and are fully charged at the lease start date. If the extinguisher is discharged, you are required to notify the landlord. If you discharge the extinguisher for something other than fire suppression, you will be responsible for the cost of replacing the extinguisher as detailed in the Non-Standard Rental Provisions.

**29) Furniture Outdoors:**

No household furnishing or appliances shall remain outside the residence. This includes, but is not limited to couches, chairs, refrigerators and tables designed for inside use that are placed on the lawn or on a porch or patio or other structure that is not otherwise enclosed and protected from the weather (City Ordinance). Fees and charges may be assessed as detailed in the Non-Standard Rental Provisions.

**30) Bathroom sink and tub/shower drains:**

If the bathroom sink or tub/shower does not seem to drain well, this is most likely because of hair and debris buildup. DO NOT USE DRANO OR SIMILAR PRODUCT. Those products are hard on plumbing pipes and dangerous for maintenance people should it come in contact with their skin or eyes. Remove hair from the tub/shower drain strainer after each use. You may need to unscrew the plug or strainer and remove it occasionally in order to keep your drain cleaned out. Hair and debris can usually be pulled from the drain with a needle-nose pliers or similar tool. A periodic plunging can also be helpful. Maintenance calls to unplug the drains, if there has been no attempt by the tenant to remedy, will be charged to the tenant as detailed in the Non-Standard Rentals Provisions.

**31) Toilet:**

You will need to have a large plunger on hand in the event your bathroom stool should plug. Do not dispose of any of the following in the toilet: any type of fat or oil, flushable wipes, Kleenex, paper towel, feminine care products (tampons, pads, etc), contraceptives, plastic bags, latex gloves, bobby pins, Q-tips, hypodermic needles, kitty litter.

If you have tried plunging your toilet and it still will not flush, then call management. If all we have to do is plunge the toilet to clear it, a fee will be charged as detailed in the Non-Standard Rental Provisions.

**32) Christmas Trees:**

If you put up a Christmas tree, keep trees away from heat registers as this will dry out the tree and create a fire hazard. Do not leave tree lights on when you are sleeping or out of the unit. Use a plastic Christmas tree bag when removing your tree from the building to keep needle debris to a minimum. Any tree debris in common areas of the building will need to be cleaned up by the tenant. The garbage company will not take the Christmas tree. You will need to dispose of it at a designated location in town.

**33) WIFI Password:**

If your house has a heating system that can be monitored remotely, Tenant agrees to provide landlord with the WIFI password so landlord can monitor the heating system and make adjustment remotely as needed. Landlord will keep that password confidential and will only disclose it to IT personnel in an emergency situation.

**34) Windows:**

When windows are closed, please lock them as well. This is for your safety as well as to help with energy savings during the heating season.

**35)** Tenant agrees not to permit future tenants to move any items onto the premises without written authorization from the Landlord.

**36) Cleaning:**

Tenant agrees to regularly clean the house/apartment. By signature below, tenant understands that failure to perform regular cleaning causes abnormal wear and tear to the unit. Abnormal wear and tear requires extra cleaning by our staff or representative and will be deducted from your security deposit as detailed in the Non-Standard Rental Provisions.

**37) Failure to Vacate:** Failure to vacate the premises at the end of the lease term can result in double rent charges as provided by state law, in addition to any expenses incurred due to the inability of the new tenants to take possession of the premises.

## NONSTANDARD RENTAL PROVISIONS

- 1. Late Fees:** A late fee of \$50.00 will be assessed as stated in the rental agreement for late rent payments. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 2. Return check fees/bank charges:** If any payment is returned unpaid because of insufficient funds or for any other reason, tenant will be charged \$30.00 per occurrence. If the Landlord incurs any other costs or fees as a result of the tenant's payment being returned by the bank, the tenant will also be responsible for the costs incurred by the landlord as a result. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 3. Garbage/Trash/Recyclable:** Garbage, trash, and recyclable are not to accumulate on the property. If the tenant leaves garbage, trash, or recyclables in any area of the building or grounds which is not designated as a place for those items, tenant will be assessed a fee of \$50.00 plus the actual costs incurred by landlord to remove those items. Tenant is responsible for all charges for disposal of items left in the alley or by the street. Tenant is responsible for any charges from the garbage company, above the normal weekly charge, including but not limited to excess trash, oversized items, or failure to separate trash and recyclables. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 4. Outdoor Space:** Outdoor spaces/yards need to be kept clean and picked up. Immediately after any outdoor activity, tenant agrees to clean up the yard including but not limited to removing game boards, tables, chairs and other furniture, and picking up and disposing of cans, bottles and other trash or items. If our lawn care or snow removal personnel need to pick up / remove items from the yard, any additional fees we are charged may be passed on to all the tenants of the building (in multiple unit situations). These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 5. Parties/Bulk Alcohol:** Back To Back Rentals LLC has and enforces a "no party policy" and a "no-bulk alcohol policy" for all properties. This is designed to prevent damages to the building and property that often occur during party type gatherings. It also encourages an environment where tenants respect other tenants and neighbors and their right to the quiet and peaceful enjoyment of their home. The term "party" refers to any situation or loud and unruly gatherings which result in complaint(s) from one or more tenants in the building, other persons in the neighborhood, or law enforcement officials. In the event that tenant(s) violate this provision, a fee of \$250.00 will be assessed. Tenant will also be responsible for any damages done due to a party. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 6. Campfire/BBQ grilling/smoker use:** Tenant will be charged a \$100 fee per incident that a grill, smoker, or campfire, is used. If damage is done to the lawn, any structures, or personal property, tenant is responsible for repair costs in addition to the stated fee. All of these fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 7. Smoking/Cigarettes:** A fee of \$25 per incident will be assessed to each tenant who smokes if management or designee needs to remove a cigarette butt container due to odor or if tenants fail to dispose of full containers. If management or management's designee needs to clean up any cigarette butts on the property that are not in a container a \$75 fee will be assessed to each tenant who smokes. These costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 8. Stove Drip Pans:** Drip pans were new when you moved in, they need to be new when you move out. If you do not replace the drip pans with the same kind/color as currently installed, a \$40 fee will be deducted from the security deposit.
- 9. Municipal code citations:** charges to the Premises for municipal code citations including, but not limited to, trash, recycling, litter, parking, furniture, disorderly conduct, building or fire code violations due to Tenants or Tenant's guests/invitees may be deducted from the security deposit. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- 10. Lockouts/Lost Keys/Failure to Return Keys:** Tenant is responsible for all charges related to the cost of re-keying if locks need to be changed for lockouts, lost/non-returned keys, or at the Tenant's request. Tenant is responsible for all costs billed by the security company regarding a lockout or rekeying. If the landlord or their representative is available to unlock the door, a fee of \$150.00 will be assessed for the landlord/representative to unlock the door. Any of these fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**11. Damage to the Premises:** Tenant is responsible for all damages to the premises/property including criminal damage to the Landlord's personal property and common areas of the building/property, by Tenant and Tenant's guests/invitees. Tenants agree that the premises/property will be free of damage and in the same condition as when the tenant moved into the unit, including improvements by the landlord, and that the premises will be cleaned and ready for the next occupant. If the Landlord needs to repair damage done by the tenant or tenant's guests, tenant will be assessed the actual costs incurred by landlord plus the costs of any materials. These costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**12. Re-Rental/Sub-letting:** Tenant is responsible for costs for sub-letting, or re-letting in an effort to mitigate Tenant's damages if Tenant vacates premises or is evicted prior to the lease end, including but not limited to showing costs, advertising and lower rent accepted by the Landlord, and utilities for which tenant is responsible. These costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**13. Pets/Animals:** Pets/animals (including those of guests) are not allowed on the premises unless landlord gives written permission. A fee of \$25.00 will be assessed or each pet/animal and day it is on the premises. Tenant is responsible for any damages done by a pet/animal including but not limited to flooring/carpet damage or cleaning and "clean up" or yard repairs needed. If a pet/animal is allowed, any damages and/or cleaning are not considered normal wear and tear and damage / cleaning costs will be assessed. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**14. Waterbeds:** Waterbeds are not allowed under any circumstances. A fee of \$500 will be assessed in addition to charges for increased water and sewer bills. Tenant is required to immediately remove water bed from the property in a safe manner and is responsible for any damages done to the property including but not limited to water damage or property damage from the weight of the waterbed. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**15. Water or recreational items:** Water and recreational equipment including but not limited to hot tubs, swimming pools, wading pools, kiddie pools, slip n slides, sprinklers, trampolines, children's playground equipment and swings are not allowed. Hammocks are not to be attached to the porch or house. A fee of \$250.00 per incident will be assessed. Tenant is responsible for any damages done to the property by the item or the people using the item. Tenant is also responsible for any increase in the water bill due to filling a pool or running water. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**16. Vehicles/Towing:** Inoperable, unregistered, and/or unlicensed motor vehicles and vehicles in the process of being repaired may not be kept on the premises. All vehicles shall be parked in accordance with the City of Eau Claire Parking Regulations which include, but are not limited to, no parking on grass or other portions of the property that are not otherwise improved for the purpose of parking vehicles. Tenant will be assessed a fee of \$25.00 per day for each day the vehicle is on the property. Tenant is responsible for costs related to towing a vehicle from the property. Vehicles not listed with Back to Back Rentals LLC will also be assessed the fee as stated above and may be towed at the owners expense. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**17. Failure to Vacate:** If tenant fails to vacate premises at the end of the lease or termination of tenancy, tenant shall be liable for damages suffered by landlord because of tenant's failure to vacate. Landlord shall recover minimum damages of twice the rental value for the time the tenant remains. Should tenant's hold over result in loss of any rent by the landlord, tenant shall be responsible for any lost rent. These fees and costs will be deducted from the Tenant's security deposit.

**18. Utilities:** The tenant on or before the start of their rental period shall put all utilities that they are responsible to pay in Tenant's name. Tenant is responsible for all charges for the utilities in their name incurred prior to the last day of the Rental Agreement. If utilities are not set up and billing started as of the beginning of the lease, a fee of \$40 will be assessed. If utilities are disconnected before the last day of the lease a fee of \$40 will be assessed. The imposition of these fees does not extinguish the liability to pay for all remaining utility charges during the term of the agreement. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**19. Light Bulbs:** If the tenant fails to replace burned out light bulbs at the end of tenancy, a fee of \$20.00 per burned out bulb will be assessed. These costs will be deducted from the security deposit.

**20. Water Leaks:** Tenant must notify landlord of any water leaks or toilet that runs more than normal. If tenant does not notify landlord of water issues, tenant will be charged for any additional water bill and repairs due to the leak. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**21. Air Conditioners:** If tenant installs a window air conditioner unit, management will notify the tenant to remove the window air conditioner. Tenants will be assessed a fee of \$25 per week that the unit is installed in the window. Tenants must remove air conditioner units and vents from windows by October 1. If tenant does not remove air conditioner units/vents, a fee of \$100 per month will be assessed for the time the unit is installed in the window after October 1. All adhesive that was used to install must be completely removed including adhesive residue. Left over residue is not considered normal wear and tear and additional cleaning and damage costs will be assessed.

**22. Candles / Open flame:** Candles, lanterns and other open flame items are not allowed. Damage due to candles / open flames are not considered normal wear and tear. Any damages, cleaning, painting, repair or other costs incurred by the landlord due to Tenant or Tenants's guests violating this provision shall be the responsibility of the tenant. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenants security deposit and /or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**23. Smoke Detectors / Carbon Monoxide Detectors / Fire Extinguishers:**

If the tenant or tenant's guest does something to render the detector not workable, tenant will be responsible for the cost of replacing the detector. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

If the fire extinguisher is discharged for something other than fire suppression, tenant will be responsible for the cost of replacing the extinguisher. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**24. Bathroom sink and tub/shower drains:**

If the bathroom sink or tub/shower does not seem to drain well, and you have not made an attempt to clear the clog, you will be charged a minimum \$50 service call or the actual amount charged by a plumbing contractor or the maintenance company. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**25. Toilet:**

If you have tried plunging your toilet and it still will not flush, then call management. If all we have to do is plunge the toilet to clear it, you will be charged a minimum \$50 service call or the actual amount charged by a plumbing contractor or the maintenance company. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**26. Furniture Outdoors:**

If we are fined by the city for furniture that is not to be outside, those charges will be assessed to the tenant. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

**27. Cleaning:** Any cleaning that needs to be done by our staff or representative after your move out may receive a minimum charge of \$50 plus labor (\$50 per hour) and supplies for extra cleaning/repairs. These fees and charges will be deducted from your security deposit.