

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

1. Every person named on the rental lease must have rent paid by due dates on lease. Individual Tenant(s) responsible will have to pay the late fee of \$100 per person. (Exception: verified financial aid)
 - a. A screen shot of your financial aid will be required to prove you are obtaining financial aid for payment of rent. It must state that this financial aid is designated/partially designated for housing in this screenshot.
 - b. \$900 will be due on the respective due date. \$800 will be applied to rent owed, \$100 will be applied to interest accrued for using grace period allotted for financial aid.
2. You are responsible for snow removal on both the front and back porches of the rental property.
3. Utility bills must be transferred into one of the tenant names on or before the first day of occupancy. Tenants are responsible for contacting any and all utilities listed as Paid by Tenant on the Residential Rental Agreement, which may include electricity, gas and water. Tenants failing to transfer utilities into their name by date of actual occupancy will be charged a \$50 service charge per utility, in addition to actual amount(s) billed.
4. Tenant agrees to pay a \$200 service charge for any and all charges and modifications to the Residential Rental Agreement. This includes assignment or sublease, as well as early termination of contract. Modifications and changes must have written consent of Landlord.
 - a. All tenants on the lease are responsible for finding the replacement. Landlord must be notified of sublease.
 - b. The sublessor must organize an agreement by the remaining tenants approving of the new sublease.
 - c. Landlord will also advertise the available sublease.
5. Tenant is responsible for damages to property including but not limited to:

Broken window (\$300+)	Damaged exterior door (\$400)
Damaged interior door (\$300)	Damage to flooring (\$200+)
Holes in walls (\$50+)	
6. NO pets without approval / consent of HSI Rentals.
 - a. Each pet must be altered. Limit 2 pets per unit. Failure to notify landlord about a pets on premises will result in a \$250 fine per animal. All tenants are responsible for damages caused by pet(s). All tenants on lease must agree to have a pet. All tenants are responsible for cleaning up after pet indoors and outdoors. Failure to clean up after pet will result in a \$50 fee per occurrence 24 hrs after notice by landlord via text or email or announcement.
7. NO excessive noise after 10:00 pm or before 10:00 a.m. We expect respect to be shown to fellow residents.
8. Garbage must be taken out and cans retrieved promptly after garbage collection day or city will ticket you. Garbage must be taken out to garbage receptacle. Garbage is NOT to be left piled by outside doors.
9. DO NOT place cigarette butts or sanitary napkins in toilet.
10. Tenants are responsible for keeping property exterior (yard, porch, driveway, etc.) free of all litter and debris. Failure to do so will result in a \$50 property maintenance fee to tenants per occurrence.
11. Any needed cleaning completed by HSI Rentals / Bob Freiermuth after all tenants have vacated, will be charged at \$30 per hour.
12. Rent should be paid by Mobile App, Desktop App, HSI office drop box, or mailed to HSI Rentals, P.O. Box 126, Whitewater WI 53190. HSI is not going to pick up rent. Mail it on time.
13. NO cars or indoor furniture on the lawn or porches. The city will ticket you.
 - a. If any indoor furniture located outside (porches, fire pits, lawn, etc) is not removed within 24 hours of notice from landlord a \$100 penalty will be charged. If furniture is still not removed HSI will remove and charge \$200 for disposal of item. Large furniture items can be placed by dumpster and taken free of charge by garbage services.
14. Fee to open apartment/room

Before 10:00 p.m. = \$25.00
After 10:00 p.m. = \$50.00
15. **NO people on the roof!**

By signing below you acknowledge you have read, understand and will abide by the above rules.

PRINT CLEARLY! PRINT CLEARLY! PRINT CLEARLY!

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____