

**Apartment Lease**

THIS LEASE (“Lease”) is made as of **«Paperworkdate»** between «landlord» (Landlord) and **«Lessee»** (Lessee/s).

1. **Property.** Subject to the terms and conditions of this Lease, and in reliance of the information contained on Lessee/s application for rent, Landlord leases to Lessee/s apartment located at **«Address1», «City», «State» «PostalCode».**
2. **Term.** The initial term of this lease shall be: **«leaseterm».** The first day of lease term: **«startdate».** The last day of the lease term: **«Enddate».**
3. **Agent.** KOS Management (“KM”) is the agent for Landlord under this Lease, and is authorized to act for, and on behalf of Landlord with respect to any and all maintenance, management, collection of rents, service of process and obligations of Landlord under this Lease.
4. **Rent.** Lessee/s shall pay Landlord as rent, without any setoffs, deductions or counterclaims whatsoever, the sum of **«rent»** per month (“Rent”), due and payable in advance of or on the first regular business day of each month during the term of this Lease and any renewals or extensions thereof. Subject to the other terms and conditions hereof, Rent shall be mailed or delivered to **KM at 1270 Main St., Green Bay, WI 54302.** The following charges shall be paid to Landlord as additional rent at the same time and in the same manner and at the same location as the Rent described in this Lease:
5. **Late Payments and Returned Checks.** A late fee of \$25.00 shall be charged each time a rental payment is delinquent. Late payments are payable with rent. The NSF check charge is an additional \$25.00; in the event of a returned check, Landlord may, but is not required to, demand that all subsequent rental payments be made in the form of money order or cash. Any rents lost in the mail will be treated as if unpaid until received by Landlord. Unpaid fees may be subtracted from Lessee’s security deposit.
6. **Utilities.** Lessee/s shall pay the following utilities: **«utilitiespdbytenant».**
7. **Deposits.** A Security Deposit of **«securitydeposit»** is to be paid on execution of this Lease. Upon initiation of this lease, Landlord and Lessee/s will complete a Move-in checklist, documenting at that time, cleanliness, damages, and wear and tear. In addition, Lessee/s has 7 days after moving in to notify Landlord in writing of damages or defects in the premises: no deduction from Lessee/s security deposit shall be made for any damages or defects of which notification is given. Lessee/s will be given a written description of physical damage charges to previous Lessee/s security deposit, **upon written request,** when the information is available. **Lessee/s shall not apply any portion of the Security Deposit against unpaid rent.** In addition, it is agreed that Lessee/s shall pay an **additional deposit of \$1.50** per key, refundable after termination of residency and return of keys. If there is a garage door opener, then there is an additional deposit of \$60.00, refundable after termination of residency and return of the opener. The reasonable cost of repairing any damages caused by Lessee/s, normal wear and tear excepted, will be deducted from the security deposit.
8. **Rules and Regulations.** Lessee/s agrees to comply with all rules and regulations regarding the premises, or the building, of which the premises are a part. Landlord, in its reasonable judgment, may create these rules from time to time, provided that Lessee/s shall have received written notice thereof. These rules and regulations include, but are not limited to the following:
  - a) Lessee/s must give a **«writtennotice»** written notice to Landlord before vacating premises.
  - b) All charges regarding telephone installation are the Lessee/s responsibility.
  - c) When heat or air conditioning is in use, windows and doors will be closed. Energy conservation is to be practiced.
  - d) No boats, trailers, unused cars or trucks may be parked or stored for any length of time on the premises. No repair of vehicles on the premises.
  - e) There should be no pets and/or visiting pets allowed on the Property except as may be granted by Landlord in Writing. See “Apartment Rules.”
  - f) Only small nails or pins are to be fastened to the walls. Anchorments may be used when needed. All fasteners are to be left in the walls upon move out.
  - g) Only **«NumberofVehicles» vehicle/s** is/are allowed per apartment. Where a garage is furnished with an apartment, each garage stall is one of the **«NumberofVehicles»** spaces allowed per apartment. Lessee/s must notify Landlord if guest will be parking for **(3) days or more.** Parking tags must be used and visible on all Lessee/s vehicles. Unauthorized vehicles may be towed at vehicle owner’s expense.

**«entrancecode»** Garage: **«garage»** Garage Code: **«garagecode»**  
Phone #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

- h) No waterbeds, washers and dryers or approved pets are allowed without Renter's Insurance. **Certificate of Insurance** must be available to landlord at Move-In.
  - i) Hallways and or basements shall not be used as storage areas. Absolutely nothing is to be left standing in the common areas. Lessee/s will be billed for removal and storage of Lessee's personal property.
  - j) Patios and balconies shall not be used for storage with the exception of hard patio furniture. Storage bins are provided at some locations. Some locations have storage space in garages.
  - k) Grills may not be used closer than 15 feet from building. **ONLY ELECTRIC GRILLS MAY BE USED ON PATIOS AND BALCONIES. GRILLS MAY BE STORED ON GROUND FLOOR PATIOS ONLY.**
  - l) At least once per year, Management will enter your apartment, with at least a 12-hour advance notice, to do preventative maintenance. Minor maintenance requests may be handled at this time.
  - m) Lessee/s will comply with Landlord's recycling program. See "Apartment Rules"
9. **This agreement is not automatically renewed.** Landlord and Lessee/s must agree if the Lease is to be renewed. A **«writtennotice» written notice** is required, prior to the end of the Lease term, if the Lessee/s are to vacate at the end of the Lease Term. During any period of hold-over Lessee/s shall be deemed to be occupying the Property as a Lessee/s from month-to-month, subject to all the terms and conditions of this Lease.
10. **Landlord's Right to Enter.** Landlord may enter the premises at reasonable times and with a 12-hour advance notice, (with or without Lessee/s permission) to inspect the premises, make repairs, show the premises to prospective Lessee/s or purchasers, or to comply with any applicable law or regulation. Landlord may enter with less than 12 hours advance notice upon specific consent of Lessee/s. No advance notice is required in the event of a health or safety emergency or where entry is necessary to preserve and protect the residence from damage, in a Lessee/s absence.
11. **Vacation of Premises.** Lessee/s agrees to vacate the premises at the end of the lease term or the extended lease term **having given a «writtennotice» written notice** and promptly deliver the keys, garage opener (if applies) and parking tags to the Landlord.
12. **Abandonment by Lessee/s.** If Lessee/s are absent from the premises for three consecutive weeks without notifying Landlord **in writing** of such absence, Landlord, at Landlord's sole option, may deem the premises abandoned. Breach of Lease liability will apply if proper notice and/or expiration of Lease have not occurred.
13. **Disposal of Lessee/s Property.** If Lessee/s shall leave any property on the premises after vacation or abandonment of the premises, Lessee/s shall be deemed to have abandoned the property, and Landlord may dispose of the property as provided by law.
14. **Lessee/s Obligations.** During the lease term, as a condition of Lessee/s continuing right to use and occupy the premises, Lessee/s agrees and promises:
- a) To use the premises for residential purposes by Lessee and to comply with local ordinances regarding occupancy.
  - b) Not to make or permit use of the premises for any unlawful purpose that will injure the reputation of Landlord, the premises, or the building of which they are a part.
  - c) Not to use or keep in or about the premises anything, which would adversely affect insurance coverage of the premises or the building of which, they are a part, under a standard fire and extended insurance policy.
  - d) Not to make excessive noise or engage in activities which unduly disturb neighbors or other Lessee/s in the building in which the premises are located. If Landlord receives two (2) noise complaints, Landlord may, at its sole discretion, deem Lessee to be in breach of the Lease.
  - e) Not to keep in or about the premises any pet unless specifically authorized by Landlord as provided in this lease.
  - f) To obey all lawful orders, rules and regulations of all governmental authorities.
  - g) To keep premises in clean and habitable condition and in as good repair as at the beginning of the lease term, normal wear and tear accepted.
  - h) Upon move out, Lessee/s agrees to leave the heat on with the thermostat set at 62 degrees Fahrenheit. Lessee/s agrees to maintain a reasonable temperature in cold weather to avoid damage to the premises. If damage results from Lessee/s failure to maintain a reasonable amount of heat, Lessee/s shall be liable for damages. The refrigerator must be left plugged in and on to prevent odor and damage.
  - i) Unless Lessee/s has specific written consent of Landlord, not to do or permit any of the following:
    - 1) Paint upon, attach, and exhibit in or about the premises any sign or placard.
    - 2) Alter or redecorate the premises.

- 3) Attach or affix anything to the exterior of the premises of the building in which unit is located. This includes, but is not limited to: satellite dishes, antennas and clotheslines.
- j) Not to permit any guest or invitee to reside in the premises exceeding two weeks without written consent of Landlord.
- 15. **Breach of Lease.** If breach be made in the payment of rental or any other charges payable under this Lease by Lessee/s, or any Lease or Nonstandard Rental Provision, and such breach shall continue for five days after written notice shall have been given to the Lessee/s, or breach be made in any other terms or conditions under this Lease and such breach shall continue for 15 days after, then Lessee/s shall be in default of this Lease, and Landlord shall have any and all rights and remedies provided by law for default of Lease. Such remedies may include termination of this Lease and the institution of an action to expel Lessee/s from the Property without limiting the liability of Lessee/s for the Rent due or to become due under this Lease. Lessee/s is responsible for rent and costs incurred by Landlord under Chapter §704.19 and §704.21 of Wisconsin Statutes.
- 16. **Damage by Casualty.** If casualty renders the premises untenable, then Landlord shall have the ability, for a period of ten (10) days, to determine whether or not it will repair the premises. In the event that Landlord chooses not to repair the premises, or the premises cannot be repaired within a reasonable time, then Lessee/s shall have the ability to terminate this Lease.
- 17. **Liability of Multiple Lessee/s.** All Lessee/s, if more than one, shall be jointly and severally liable for the full amount of any payments due under this Lease.
- 18. **Non-Assignment of Lease.** Lessee/s agrees not to assign this Lease or to sublet any part of the Property, nor to allow any other person to live there other than named as above, without first receiving written permission from Landlord.
- 19. Megan's Law requires we advise new residents where they can call to inquire about sex offenders in their neighborhood. You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at [www.parentsformeganslaw.com](http://www.parentsformeganslaw.com) or by phone at 1-817-234-0085.
- 20. **Removal of Landlord's Property.** If anyone removes any property belonging to Landlord without the express written consent of Landlord, Lessee/s agrees that Landlord shall have the right to take legal action, including, but not limited to, criminal charges for theft and civil charges for destruction of personal rental property.

IN WITNESS WHEREOF, the parties have executed this Lease on \_\_\_\_\_.

DATE

**GUARANTEE**

In consideration of Landlord's agreement to this Lease, the undersigned guarantee(s) the payment \_\_\_\_\_

Of all amounts due under the lease and performance LESSOR

Of the covenants by Lessee/s.

\_\_\_\_\_  
LESSEE DATE

\_\_\_\_\_  
LESSEE DATE

\_\_\_\_\_  
LESSEE DATE

\_\_\_\_\_  
LESSEE DATE

\_\_\_\_\_  
GUARANTOR DATE

\_\_\_\_\_  
GUARANTOR DATE

Tag #<<tagnumber>>



APARTMENT RULES

KOS Management
1270 Main Street
Green Bay, WI 54302

Apartment «Address1»
Landlord «landlord»

Lessee/s agrees to comply with all rules and regulations regarding the premises, or the building of which the premises are a part. Landlord, in its reasonable judgment, may create these rules from time to time, provided that Lessee/s shall have received written notice thereof.

PETS

Initial NO PETS are allowed at any time, including visiting pets, except as specifically allowed by Lessor in writing. See Pet Addendum.

PARKING

Initial Parking tags are required on all vehicles. Tags must be returned upon move-out. There is a \$5.00 charge for each lost tag. Lessee/s agrees to move vehicle/s according to scheduled snow removal.

MAINTENANCE

Initial Emergency service is available 24 hours a day.

Non-emergency maintenance will be done during regular business hours. Repairs caused by Lessee/s negligence or misuse will be billed to the Lessee/s. Negligence or misuse includes, but is not limited to, plugged disposals or toilets that require plunging only. Service call charges varies according to time spent and/or special conditions per Resident Handbook, page 6.

SMOKE DETECTOR

Initial Lessee/s shall either replace 9-volt batteries as needed or contact KOS Management to have them replaced. See Wisconsin Administrative Code ILHR 51.245 (3) for more information regarding smoke detector laws and regulations.

SMOKING POLICY

Initial No smoking in common areas, and no smoking in or around any apartment in the Non-Smoking Apartment Sections of the Community. For all apartments – No cigarette butts will be disposed of on lawns, in shrubs or on sidewalks and/or driveways.

KOS MANAGEMENT RECYCLING PROGRAM – RECYCLING IS MANDATORY

Initial Lessee/s agrees to recycle all recyclable materials-plastic, glass, aluminum, cardboard and clean paper. Paper and garbage dumpsters can be found at each KOS location. KOS Management will collect the hard recyclable items on Thursday (where applicable). See Resident Handbook

Initial Porches –Halls – balconies and patios will be kept free of mud and trash. Only patio furniture will be used or stored, on porches, and balconies.

MOVING OUT

Initial It is necessary to provide a written notice in advance when vacating your apartment. Failure to move and surrender the apartment on the date specified will result in a Holdover. Double rent will be charged for each day of the Holdover. Contact the office if you have questions regarding your move-out.

I have read these rules, understand them, and agree to comply with them.

Lessee Date Lessor Date
Lessee Date
Lessee Date
Lessee Date

**NON-STANDARD RENTAL PROVISIONS**

KOS Management  
1270 Main Street  
Green Bay, WI 54302

Apartment «Address1»  
Landlord «landlord»

1. \_\_\_ \_\_\_ **Lessee/s agrees to reimburse Landlord for restoring or replacing smoke damaged carpet, if there is strong smoke odor. Lessee/s agrees and acknowledges that Landlord shall have the right to have stains and bleach spots removed by cleaning, dying, or bonded insert at Lessee/s expense.** These costs will be deducted from Security Deposit at time of move-out, if they are not paid for prior to moving. If the damage is extensive – carpet will be replaced. The expense will be deducted from security after cost is depreciated for wear (using a 10 year life). **Carpet should be cleaned, during occupancy, as needed to prevent these problems.**
  
2. \_\_\_ \_\_\_ **Lessee/s agrees to reimburse Landlord for cost of applying blocking agent where smoke and/or soot damage has occurred.** These costs will be deducted from Security Deposit at time of move-out, if they are not paid for prior to move-out. If the painting was done within the last five (5) years, the cost of painting will be depreciated (using a 5 year life) and deducted from the security deposit.
  
3. \_\_\_ \_\_\_ Lessee/s agrees to reimburse landlord for the costs of removing excessive or strong smoke odor.
  
4. \_\_\_ \_\_\_ All charges, which are invoiced during tenancy, will be deducted from Security Deposit at time of move-out, if they are unpaid. These charges include, but are not limited to, maintenance invoices, NSF charges, late fees, recycle charges and lockout calls.
  
5. \_\_\_ \_\_\_ Charges for parking tags or keys not returned at move-out will be deducted from the Security Deposit in the amount of **\$5.00** per tag and **\$1.50** per key. Remote Garage Door Openers, if not returned at move-out, will result in a charge deducted from Security Deposit of **\$60.00**; only **\$25.00** will be refunded if the opener is returned later.
  
6. \_\_\_ \_\_\_ Early termination, vacation, or abandonment of the premises, unless previously agreed to in writing by the Landlord, before the end of the lease term, will result in the following costs, which Lessee agrees are deductible from the security deposit:
  - a) Rent through the end of the lease term unless Landlord, through reasonable efforts, is able to relet the premises. Lessee will not be responsible for rent once Landlord relets the premises.
  - b) Return of all promotional incentives, such as free rent for signing a one-year Lease Agreement.
  - c) All unpaid utility charges through the end of the lease term unless Landlord, through reasonable efforts, is able to relet the premises. Lessee will not be responsible for utility charges once the premise is relet.
  - d) Costs to relet the premises including costs to advertise, commission and/or bonus paid by the Landlord.
  
7. \_\_\_ \_\_\_ Other negotiated Non-Standard Rental Clause.

---

---

The above Non-Standard Rental Provisions have been discussed. They are agreed to by All parties to this Rental Agreement.

Lessee	Date	Lessor	Date
Lessee	Date		
Lessee	Date		
Lessee	Date		

Under a Federal Communications Commission Order, you as a resident have a limited right to install a satellite dish or receiving antenna on the leased premises. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

**Number and Size** – You may install only one satellite dish or receiving antenna on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. An antenna may receive but not transmit signals.

**Location** – Location of the satellite dish or antenna is limited to (1) inside your dwelling, or (2) in an area outside your dwelling such as a balcony, patio, etc. of which you have exclusive use under your lease. Installation is not permitted on any yard or parking area, roof, exterior wall, window, windowsill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.

**Safety and non-interference- Your installation:**

1. Must comply with reasonable safety standards.
2. May not interfere with our cable, telephone or electrical systems or those of neighboring properties.
3. May not be connected to our telecommunications systems.
4. May not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area; it must be safely secured by one of three methods, (1) securely attaching it to a portable heavy object such as a small slab of concrete, (2) clamping it to a part of a building’s exterior that lies within your leased premises (such as a balcony or patio railing) or, (3) any other method approved by us. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc. so long as it does not impair reception.

Signal transmission from exterior dish or antenna to interior of dwelling. Under the FCC order, you may not damage or alter the leased premises and may not drill holes through outside walls, doorjamb, windowsills, etc. If your satellite dish or antenna is located outside your dwelling, the signals received by it may be transmitted to the interior of your dwelling only by the following methods, (1) running a flat cable under the door jamb or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window, (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable), (3) connecting cables through a window pane similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window – without drilling a hole through the window, (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or, (5) any other method approved by us.

**Workmanship.** In order to assure safety, we must approve the strength and type of materials used for installation. Installation must be done by a qualified person or company approved by us.

**Maintenance.** You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.

**Removal and Damages.** You must remove the satellite dish or antenna and other related equipment when you move out of the dwelling. You must pay for any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the leased premises to its condition prior to the installation of you satellite dish, antenna or related equipment.

**Liability Insurance and Indemnity.** You must take full responsibility for the satellite dish or antenna and must provide us with evidence of liability insurance to protect us against claims of personal injury and property damage to others, relating to your satellite dish or antenna. A special Endorsement needs to be purchased through your renters/homeowners insurance. The insurance coverage must be (\$2000.00) which is an amount reasonably determined by us to accomplish that purpose. You agree to hold us harmless and indemnify us against any of the above claims by others.

**Security Deposit.** Your security deposit may be used for possible repair costs, damages, or failure to remove equipment at the time of move-out. The security deposit does not imply a right to drill or otherwise alter the leased premises.

You may start installation of your satellite dish or antenna only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in this addendum; (3) paid us the additional security deposit, if applicable, and (4) received our written approval of the person or company who will do the installation.

_____	_____	_____	_____
Lessee	Date	Lessor	Date
_____	_____		
Lessee	Date		
_____	_____	_____	_____
Lessee	Date	Lessee	Date

**NON-STANDARD RENTAL PROVISION**  
**SPECIAL RENT PAYMENT AGREEMENT**

KOS Management  
1270 Main Street  
Green Bay, WI 54302

Apartment «Address1»  
Landlord «landlord»

This Special Rent Payment Agreement is made with the Lease Agreement beginning «startdate» and ending «enddate», between LESSOR «landlord» and LESSEE/S «Lessee» for the premises known as «Address1», «City», WI «PostalCode». It is understood and agreed that the Lessee/s shall pay in the amount of «splitpayment1amount» on «splitpayment1date» and the amount of «splitpayment2amount» on «splitpayment2date». If the above mentioned payment agreement arrangements are kept, late fees will be waived

- A. Lessee/s hereby agrees that if Lessee/s fail to keep these payments arrangements for any reason, the original lease terms become effective and late fees will be charged by Lessor and payable by the Lessee/s.

_____	_____	_____	_____
Lessee	Date	Lessor	Date
_____	_____		
Lessee	Date		
_____	_____		
Lessee	Date		
_____	_____		
Lessee	Date		

NON-STANDARD RENTAL PROVISION

FREE RENT AGREEMENT

KOS Management  
1270 Main Street  
Green Bay, WI 54302

Apartment «Address1»  
Landlord «landlord»

This Free Rent agreement is made with the Lease Agreement beginning «startdate» and ending «enddate», between LESSOR «landlord» and LESSEE/S «Lessee» for the premises known as «Address1», «City», WI «PostalCode». It is understood and agreed that the Lessee/s shall receive free rent in the amount of «freerentamount» to be used between «freerentstart» and «freerentend». The above mentioned free rent is given in consideration of Lessee/s occupying and paying rent for the balance of the full lease term.

B. Lessee/s hereby agrees that if they vacate the leased premises for any reason prior to the expiration of the Lease, the free rent provision is null and void and Lessee/s are liable for full repayment of the free rent received.

_____	_____	_____	_____
Lessee	Date	Lessor	Date
_____	_____		
Lessee	Date		
_____	_____		
Lessee	Date		
_____	_____		
Lessee	Date		

**MULTIPLE OCCUPANCY ADDENDUM**  
**(ROOMMATES)**

KOS Management  
1270 Main Street  
Green Bay, WI 54302

Apartment «Address1»  
Landlord «landlord»

ADDENDUM TO AND MADE PART OF A LEASE AGREEMENT BEGINNING «startdate» AND ENDING «enddate» BETWEEN LESSOR, «landlord» AND LESSEE(S) «Lessee» FOR THE PREMISES KNOWN AS «Address1», «City», WI «PostalCode».

In consideration of the agreement between «landlord» and the above named Lessee/s to lease the above stated apartment to the Roommates (Lessee/s) listed above, the Roommates agree to the following:

1. Each Roommate listed above is jointly and severally liable for the performance of the Lease Agreement to which this Addendum is attached. This means that each Roommate is fully responsible for all rents on the apartment and for fulfilling all terms of the Lease Agreement.
2. Rent is due and payable under the terms in the Lease Agreement. All roommates are responsible for the full amount due. If a portion of rent remains unpaid, all roommates will be pursued for payment as provided by law.
3. All Roommates are responsible for fulfilling the initial lease contract. Roommate substitutions or changes will be permitted with Management approval only, and in that event all occupants will be required to requalify.
4. Security Deposits will be held for the entire term of the Lease Agreement. If one Roommate shall vacate the apartment while another remains, the Roommates should settle disposition of the Security Deposit among themselves, as refund or Security Deposit refunds will be made jointly to Roommates on the Lease Agreement at the time the apartment is vacated, and mailed to the forwarding address of any one of the Roommates. Any other disposition of Security Deposit must be requested in writing by all roommates.
5. If there are any damages or rent owing when the apartment is vacated, all Roommates will be equally liable, and Management may, at its sole discretion, pursue collection from any one or all Roommates.

Lessee	Date	Lessor	Date
Lessee	Date		
Lessee	Date		
Lessee	Date		

**PET ADDENDUM**

KOS Management  
1270 Main Street  
Green Bay, WI 54302

Apartment «Address1»  
Landlord «landlord»

The Lease covering the Premises provides that no pets are permitted on or about the Premises without Landlord’s prior written consent.

Lessee/s is/are hereby permitted to have only the following described Pet, subject to the terms and conditions of the Pet Addendum.

1. Pet Application Form must be approved.
2. Only domestic birds, hamsters and fish are permitted in all apartments. Cats are permitted at some locations.
3. No animal shall be kept or bred for commercial purposes.
4. Total number of birds, hamsters, or cats per apartment is limited to (2) two.
5. All pets, except cats, must be kept contained at all times when in the apartment.
6. All damage created by a pet is the sole responsibility of the pet owner. If there is an odor problem, and/or possible urine damage reported by a neighbor or a Kos Employee, apartment will be inspected by management. During the inspection, if there is a possibility of urine damage, the manager will contact a contractor to test for the presence of urine. If urine is found, the manager will determine what action must be taken. Damage to property will be repaired by management and repair costs billed to the pet owner. This may include carpet and pad replacement.
7. Pet owners shall clean up after pets properly. If necessary, reasonable cleanup costs plus a **\$25.00 fee** for each occurrence will be charged to the pet owner.
8. **Fleas and Ticks** – pets must be kept free of fleas, ticks and other insects and/or parasites. Pet owners will be charged for any extermination costs.

**OTHER COSTS WITH PETS**

There is an additional Deposit of \$50.00 for each bird and/or hamster. The deposit for cats is \$200 per cat and an additional rent of \$20 per month, per cat.

Lessee will submit a check for the cost of black-lighting the apartment at move-out. The black light charge will be \$75 for a 1 bedroom plus an extra \$10 for each additional bedroom or den. If urine is detected, lessee is responsible for the cost of repair or replacement.

**COMPLAINT PROCEDURE:**

If a pet is being offensive, the offended party must give written details of offense and submit to the Property Manager explaining the offense, time, place, pet description, pet owner’s name, address, etc.

**FEE PROVISION:**

Pet owners are subject to a fee of **\$25.00 for any service calls regarding** their pet.

**PET REMOVAL PROVISION:**

Pets that repeatedly violate this policy will be required by management to be permanently removed from the property. In such case, the pet owner will be given a **(5) day notice** to remove the pet from the property. If the pet is not removed, Lessee will be in breach of the Lease.

_____	_____	_____	_____
Lessee	Date	Lessor	Date
_____	_____		
Lessee	Date		
_____	_____		
Lessee	Date		
_____	_____		
Lessee	Date		