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**LEASE ADDENDUM
"NON STANDARD RENTAL PROVISIONS"**

Resident Address: _____

Tenants Name(s): _____

Date: _____ **Lease Term** _____ **to** _____

The Resident(s) agree to the below listed terms of this lease addendum by initialing each paragraph. In the case that a conflict should arise between this document and the lease, this document shall supersede the lease. Any paragraph, which does not apply to this residence, should be marked NA (not applicable) by Management.

RENTER'S INSURANCE

Three Sixty Real Estate Solutions, LLC, encourage Residents to carry renter's insurance to protect your personal belongings. In the event that your personal belongings would ever become damaged while residing in the above listed premises, Resident agrees to hold Three Sixty Real Estate Solutions, LLC, harmless for such damage. Such as, but not limited to, flood, sewer backup, roof leak, lightning, etc...

CARPET CLEANING:

Carpet cleaning will only be charged against a security deposit for damages above and beyond normal wear and tear. Damaged carpets will include, but are not limited to stains, burns, traffic patterns, soiled carpets, smells, smoke and candle discolorations and carpets which are not in the same condition as the time of move-in. Three Sixty Real Estate Solutions, LLC, charges \$250.00 for carpet cleaning due to Resident or guest damage, waste, and/or neglect. We encourage all Residents to have your carpets professionally cleaned and provide a receipt prior to Noon on the last day of your lease term. This will prevent the potential carpet cleaning charges by Three Sixty Real Estate Solutions, LLC.

CHECK OUT AND RETURN OF KEYS:

All leases end at Noon on the last day of the lease term. Residents are required to pay the full last month rent even if the lease term ends on a date other than the last date of the month. Failure to return all keys by Noon on the last day of the lease term will result in a lock change fee of \$95.00 per lock.

FAILURE TO COMPLY WITH CITY CODES:

Due to negligence of the Resident or Resident guest, any fine or notice received by the Landlord will be passed onto the Resident; and monthly rent will be increased by \$25.00 per month. If at anytime a Resident or Resident's guest would receive a fine or notice for illegal activity (such as, but not limited to, noise complaint, disturbing the peace, or underage drinking) the monthly rent on the premises will be increased by \$25.00 per month.

ORDER TO CORRECT NOTICE FROM ANY GOVERNING BODY:

In the event that a governing body orders "to correct or change," the Landlord to make any corrections to the residence premise, Resident agrees to cooperate with changes needed to comply with any orders. Landlord agrees to make changes in a timely and as convenient manner possible to the Resident. In the event that the Resident cannot occupy the residence, the Resident will be prorated for the unoccupied days. If the Resident is able to occupy the living space, the rent will not be prorated and the Resident will not be granted any funds for the inconvenience of said orders.

LAWN CARE AND SNOW REMOVAL:

If indicated in your lease that it is your responsibility to take care of all snow removal and lawn care, the following are the terms of such responsibility: all sidewalks must be kept clear of snow and ice. All snow must be removed within twelve hours of the end of a snowfall. All lawns must be kept within in five inches of the ground, trimmed, and free from trash and debris. Three Sixty Real Estate Solutions, LLC, will not warn you if you are not in compliance, but will take care of said compliance and charge a minimum \$40.00 fee. If at any time the property is fined by the City due to non-compliance, all fines will be passed on to the Resident. Three Sixty Real Estate Solutions, LLC, offers a snow and lawn service for a small per time fee, please contact the office for more information.

LOCK OUTS:

In the event you are locked out of your apartment, entry will need to be made by calling a locksmith. In the event it is during regular business hours contact our office and if a maintenance person is in the immediate area with keys available we will unlock your apartment as a courtesy free of charge.

RECYCLING AND REFUSE:

To find information regarding recycling and refuse pickup days, please contact your local city government for times and locations of pick-up.

SMOKE DETECTORS:

In compliance with state statutes smoke detectors have been provided for your protection. The detectors are tested prior to your moving into residence. It is your responsibility to test the detectors on a weekly basis and report any non-working or malfunctioning detector immediately to Three Sixty Real Estate Solutions, LLC, in writing and via phone. Any tampering with smoke detectors jeopardizes your safety and could lead to fines under state statutes.

MOLD AND MOISTURE ACCUMULATION:

Resident(s) shall remove any and all visible moisture accumulation including, but not limited to, walls, floors, ceilings, and fixtures. Resident agrees to mop, dry, and run any fans necessary to keep the premises free from all moisture. Resident shall promptly notify the Landlord in writing of the presence

of the following: a water leak, excessive moisture, standing water in or outside the residence, a malfunction of any part of the heating, air conditioning, ventilation system, or mold growth that persists after the Resident has tried to clean the area with a mold preventing solution. Resident shall be deemed as liable for damage due to their negligence in failing to report to Three Sixty Real Estate Solutions, LLC, of the issues described in the mold and moisture accumulation section of this addendum.

PEST CONTROL:

Resident(s) is/are responsible for treating the common pests. Common pests include, but not limited to spiders, ants, flies, wasps, bed bugs, fleas, insects and rodents.

APPEARANCE OF PREMISES:

Resident(s) is/are responsible to keep their premises inside and outside clean at all times. This includes any patio areas, refuse removal areas, porches, garage areas and grounds. In the event that such areas are not kept in a clean and in an appropriate manner Three Sixty Real Estate Solutions, LLC, may charge the Resident(s) for any time spent cleaning such areas.

MOVE IN INVENTORY AND CONDITION FORM:

To protect the Resident(s) against any charges for damage to the premises, Three Sixty Real Estate Solutions, LLC, completed a move-in inventory and condition report form. In addition to this form and for the protection of the Resident, the Resident may report any other items within seven days of the beginning of the lease term. Any additional items need to be reported in writing and contain the signature of all Residents. All cost for damages and cleaning are billed at a rate of \$45.00 per hour, labor rate is subject to change without prior notice, plus the cost of material, plus a 15% surcharge on the cost of materials.

FUEL OIL TANKS:

In the event that your residence has a fuel oil tank it is your responsibility to verify that the tank is full at the time of move-in and move-out.

SCREEN REPLACEMENT:

All screens will be in place and in good condition at the time of the Resident move-in. After the move-in date any damaged screens that were not reported within seven days will be the responsibility of the Resident to fix, replace or pay for the replacement of.

LAST MONTH RENT:

Your final month's rent is due in full on or before _____. The total amount owed is \$ _____ for last month's rent.

RENT PAYMENTS:

Payments must be made in the form of ACH (Automatic Clearing House), a check, or a money order. A \$10.00 administration fee will be charged for all multiple forms of payment. Please be sure to include your address and phone number on the check to help ensure your account is credited correctly.

