



**Hastings Properties, LLC**  
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## **BUILDING RULES**

All tenants, occupants and guests shall comply with all building rules which are currently in effect (including all local, State and Federal laws), and all future rules that may be created for the safety, care, cleanliness and good order of the property; and for the comfort, quiet and convenience of all residents and neighbors.

Additional rules shall become effective than 14 days after notice. Failure to comply with rules shall, at the option of the Landlord, be considered a default of the Rental Agreement, and may result in termination of tenancy. All present and future building rules will be considered a formal part of your Rental Agreement.

1. Rent is due on the 1st day of each month. If paid after the 5th day of the month, a fee will be assessed as described in the Nonstandard Provisions sheet.
2. No storing of personal items in halls, yard or on porches. Storage space is available to Tenants if apartment space is not sufficient.
3. Apartment is to be used as private living quarters. No business is allowed on Premises. This includes babysitting and day care.
4. No pets are allowed on Premises at any time. Caring for the pets of others is not allowed at any time. Exemptions can be gained for this rule from the Landlord, and will be provided in written format.
5. Lost keys will be replaced with a \$5 per key fee. If for whatever reason Tenant would like the lock replaced on their door, a \$35 fee will be charged. Tenants who are locked out of their apartment will be charged a \$10 fee if it's during normal business hours (8 AM through 5 PM, Monday through Friday). If it's any other time, a \$25 fee will be charged.
6. Pick up after yourself and your pets. Don't throw trash on the grounds, or in the common areas of the building. Each Tenant is responsible for helping keep the building clean. All trash should be placed in the dumpster on the property. Recyclables should be placed in the appropriate recycling bin. Note that per the Nonstandard Agreements, a fee will be assessed for each documented case of littering against you.
7. Loud or objectionable noise, parties or other conduct which interferes with the right or comfort of other residents or the quiet enjoyment of the apartment community is not permitted at any time. Continued violation of the noise rules, after one written warning, may result in termination of your tenancy.
8. No sign, nameplate, advertising or other decoration shall be affixed to corridor face of entry doors. Building bulletin boards should be used for these purposes. TV aerials and wiring are not permitted without written consent of Landlord. No object is to be placed anywhere on the exterior of the building. Vandalism is grounds for eviction.

9. No foreign objects in toilets or drains. No sanitary napkins, tampons, grease, diapers, or anything harmful or obstructive to drains. Repeated requests to repair clogged drains may result in fees to tenants of offending apartment unit.
10. Barbecueing on the balconies is prohibited. This is to avoid damage to the vinyl siding. Tenants will be charged all repair costs should this rule be violated.
11. All windows must be properly covered with curtains, blinds or drapes which are properly hung. No newspapers, blankets/sheets, flags or other substances may be used for curtains or drapes.
12. No adding or changing persons living in apartment without written consent of Landlord. Only residents listed on Rental Agreement are to occupy unit.
13. No remodeling. No painting or wallpapering. No installing fixtures. No changes of any kind without prior written consent from Landlord. No removal of anything that was in the apartment at Check-In without written permission from Landlord.
14. Storing of hazardous and flammable materials is not allowed. This includes, but is not limited to, gasoline, used motor oil, latex paint, oil based paint, automotive fluids, etc.
15. Bicycles should be kept in Tenant's garage, or in the bicycle rack. Landlord is not responsible for stolen or damaged bicycles.
16. Automotive repairs/maintenance are allowed in the garages on the premises. Tenants should promptly and properly dispose of any waste materials. No disabled/derelict vehicles are allowed to be stored on the Premises. Failure to adequately clean up automotive fluids from garage floors may result in fees to Tenant.
17. Tenants are responsible for the actions of their visitors.
18. Landlord does not insure your personal property. Tenants should obtain Renter's Insurance to cover their own property and effects, and to cover themselves and their guests for any liability.
19. Management phone hours are between 9:00 AM and 8:00 PM except for emergencies.
20. Tenants acknowledge that common areas may be under surveillance. This includes the dumpster/trash area, parking garages, laundry facilities, and hallways.
21. Smoking is not allowed in common areas inside building. Smoking is allowed, but not encouraged, in apartment units. Any clean up required to an apartment unit to remove signs of smoking will be charged to the Tenant. See details in the Nonstandard Agreements.
22. Waterbeds, and other water filled furniture, are prohibited.

23. No unlicensed or inoperative vehicles may be stored on the premises for a period of longer than 14 days.

24. Young children must be supervised at all times while on the premises. Complaints regarding unsupervised children will be deferred to the Mosinee Police Department. Landlord and building manager will cooperate with police and Wisconsin Department of Children and Family Services regarding all inquiries into unattended children.

25. Let us know if you're having problems. If any of the above rules are being broken by others, and it's disturbing you, contact the Landord. If something is broken or not performing optimally in the building, please contact us and let us know. We want everyone's living experience here to be pleasant. You can call or email us at the contact information listed at the top of this document.

TENANT: \_\_\_\_\_ (Date)      TENANT: \_\_\_\_\_ (Date)

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