

**The New High Point Woods LLC, Heather Valley LLC, High Point Meadows LLC**  
**Rental Application**

Proud to Be A Smoke Free Property

Apartment Address: \_\_\_\_\_ Unit No: \_\_\_\_\_  
Lease Term: \_\_\_\_\_ To \_\_\_\_\_ Pro Rated Dates: \_\_\_\_\_ To \_\_\_\_\_  
Rent: \_\_\_\_\_ Parking Fee: \_\_\_\_\_ Agent: \_\_\_\_\_

Amount paid: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Check No: \_\_\_\_\_

**Contact Information:**

High Point Woods Apartment Homes  
1 High Point Oaks Lane Madison, WI 53719  
Phone: (608) 833-6776

Utilities not included in the rent are electric, internet, cable and hot water in Heather Valley LLC.

Fax: (608)833-5173

Email: Highpoint@halanger.com

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**EACH ADULT MUST COMPLETE A SEPARATE APPLICATION.**

**Cell Phone:** \_\_\_\_\_ **Work Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

You must name each household member that will occupy the unit at the time of move-in and throughout the term of the lease.

| Name of Person: (First, Middle, Last) | Birth date: | Adult or Minor: | Social Security No: | Drivers License No.: | State: |
|---------------------------------------|-------------|-----------------|---------------------|----------------------|--------|
| 1. _____                              | _____       | _____           | _____               | _____                | _____  |
| 2. _____                              | _____       | _____           | _____               | _____                | _____  |
| 3. _____                              | _____       | _____           | _____               | _____                | _____  |
| 4. _____                              | _____       | _____           | _____               | _____                | _____  |

Do you expect to have any additions to the household within the next 12 months? (If Yes Name & Relationship): \_\_\_\_\_

Do you have any pets? Yes \_\_\_\_\_ No \_\_\_\_\_ If so, please list \_\_\_\_\_

Do you smoke? Yes \_\_\_\_\_ No \_\_\_\_\_

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**HOUSING REFERENCE:**

Have you ever paid rent late: (If Yes Please Explain) \_\_\_\_\_ YES \_\_\_\_\_ NO

Have you ever refused to pay rent: (If Yes Please Explain) \_\_\_\_\_ YES \_\_\_\_\_ NO

Have you ever been evicted or asked to leave: (If Yes Please Explain) \_\_\_\_\_ YES \_\_\_\_\_ NO

Do you owe past due rent or other monetary obligations to your current or previous landlord: (If Yes Please Explain) \_\_\_\_\_ YES \_\_\_\_\_ NO

Have you, or any other person named on this application, ever been convicted of a crime related to disturbance of neighbors, destruction of property, drug-related criminal activity, violence to persons / property, felony or other convictions? \_\_\_\_\_ YES \_\_\_\_\_ NO (If Yes Please Explain): \_\_\_\_\_

Present Address: \_\_\_\_\_ Apt No: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Landlord Address: \_\_\_\_\_ Name: \_\_\_\_\_ Phone No: \_\_\_\_\_

Rent: \_\_\_\_\_ Lease Term: \_\_\_\_\_ To \_\_\_\_\_ Reason for leaving: \_\_\_\_\_ Fax No: \_\_\_\_\_

Previous Address: \_\_\_\_\_ Apt No: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Landlord Address: \_\_\_\_\_ Name: \_\_\_\_\_ Phone No: \_\_\_\_\_

Rent: \_\_\_\_\_ Lease Term: \_\_\_\_\_ To \_\_\_\_\_ Reason for leaving: \_\_\_\_\_ Fax No: \_\_\_\_\_

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**EMPLOYMENT REFERENCE:**

Place Of Employment: \_\_\_\_\_ Hours Per Week: \_\_\_\_\_ Gross Monthly Income: \_\_\_\_\_

How Long Have You Been Employed Here: \_\_\_\_\_ To \_\_\_\_\_ Hourly/Salary Pay: \_\_\_\_\_

Name Of Supervisor: \_\_\_\_\_ Phone No: \_\_\_\_\_ Fax: \_\_\_\_\_ Occupation: \_\_\_\_\_

Place Of Employment: \_\_\_\_\_ Hours Per Week: \_\_\_\_\_ Gross Monthly Income: \_\_\_\_\_

How Long Have You Been Employed Here: \_\_\_\_\_ To \_\_\_\_\_ Hourly/Salary Pay: \_\_\_\_\_

Name Of Supervisor: \_\_\_\_\_ Phone No: \_\_\_\_\_ Fax: \_\_\_\_\_ Occupation: \_\_\_\_\_

Please note Additional Income Sources \_\_\_\_\_ Amount \$ \_\_\_\_\_

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**VEHICAL INFORMATION:** (Does Your Vehicle Have An Alarm System: \_\_\_\_\_ Yes \_\_\_\_\_ No)

Make \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Model \_\_\_\_\_ License Plate # \_\_\_\_\_ State \_\_\_\_\_

Make \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Model \_\_\_\_\_ License Plate # \_\_\_\_\_ State \_\_\_\_\_

Make \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Model \_\_\_\_\_ License Plate # \_\_\_\_\_ State \_\_\_\_\_

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**EMERGENCY CONTACT:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone No: \_\_\_\_\_ Address: \_\_\_\_\_

**DO YOU WISH TO RECEIVE A WRITTEN EXPLANATION OF DENIAL OF TENANCY?** \_\_\_\_\_ YES \_\_\_\_\_ NO

Receipt of non-refundable application fee in the sum of \$ \_\_\_\_\_ is hereby acknowledged.

This applicant consents to a routine inquiry of references, credit agencies, and public records. This inquiry will provide applicable information concerning the applicant's character, credit worthiness and reliability. At applicant's request, landlord will advise if a credit report is requested and the name and address of the credit reporting agency. While it is landlord's policy to process applications within 3 days whenever possible, applicant agrees the landlord shall have up to twenty-one calendar days from the acceptance of the earnest money deposit to approve or deny the rental application, as allowed under ATCP 134.05 (2). Applicant acknowledges receipt of a copy of this application with reverse side disclosures as part thereof, which may be applicable. THIS APPLICATION IS SUBJECT TO THE APPROVAL OF THE LANDLORD OR AGENT. FALSE, INACCURATE OR INCOMPLETE INFORMATION MAY RESULT IN THE REJECTION OF THIS APPLICATION OR TERMINATION OF TENANCY AT ANY POINT. PLEASE MAKE SURE ALL INFORMATION IS COMPLETE, ACCURATE AND TRUTHFULL.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## LANDLORD DISCLOSURES & REQUIREMENTS

Items one through ten are required of a landlord/agent by the State of Wisconsin and all items are required by the City of Madison prior to entering into a rental agreement with a tenant and/or prior to accepting earnest money or a security deposit. Other governmental jurisdictions may have additional laws and regulations that apply.

### TENANT/APPLICANT ACKNOWLEDGES HAVING BEEN ADVISED:

1. A receipt for money collected has been given tenant (see prior page).
2. That copies of the proposed lease and rules and regulations of the landlord have been made available to tenant for inspection.
3. Of the name and address of the person authorized to receive rent, manage and maintain the premises who can readily be contacted and an owner or agent with an address within the state authorized to receive and receipt for notices and demands and at which service of process can be made in person (see reverse).
4. Tenant has seven days after the beginning of tenancy to inspect the dwelling and notify landlord of any damages or defects existing prior to the beginning of tenancy.
5. Of utility charges not included in the rent (see prior page).
6. Of the following uncorrected building and housing code violations, for which the landlord has received notice from code enforcement authorities and which affect the entire premises (in the City of Madison) or, only the dwelling unit and common areas (State of Wisconsin):  
\_\_\_\_\_  
NONE
7. That the premises contain the following conditions adversely affecting habitability: None.
8. Not less than seven (7) days after the start of tenancy, tenant may request, in writing, that landlord provide tenants with a list of physical damages or defects, if any, charged to the previous tenant's security deposit.
9. Landlord promises to repair, clean, or improve the premises as follows by the completion dates noted: \_\_\_\_\_
10. Security deposits may be withheld only for tenant damage, waste or neglect of the premises of the nonpayment of rent, utility services or mobile home parking fees for which the landlord becomes liable and other reasons specifically and separately negotiated and agreed to by the tenant in writing in the document entitled: "Nonstandard Rental Provisions"

### THE FOLLOWING APPLY TO THE CITY OF MADISON ONLY

11. That a copy of notice of eligibility for rent abatement, if any, which affects the rental unit or common areas has been provided to the tenant.
12. That the occupancy limit imposed on the dwelling unit is: see attached.
13. That the zoning district in which the dwelling unit is located is PUDFIP.
14. The definition of "family" pursuant to 28.03(2), Madison General Ordinances is as follows: "A family is an individual or two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than four (4) roomers except that the term "family" shall not in R1, R2, R3, R4A and R4L residence districts include more than one roomer except where such a dwelling unit is owner occupied. In any residential district a family may consist of two adults and the minor children of each. Such a family may not include any roomers except when the dwelling is owner occupied. For the purpose of this section "children" means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in legal guardianship proceeding. Up to two (2) personal attendants who provide services for family members or roomers who, because of advanced age or a physical or mental disability, need assistance with activities or daily living shall be considered part of the "family". Such services may include personal care, housekeeping, meal preparation, laundry or companionship."
15. That the off-street parking requirements of the dwelling unit pursuant to 28.11 Madison Ordinances is at least one (1) except in the "central area" as per section 28.07(1)(g) of the Madison Ordinances.

Applicant Initials \_\_\_\_\_

**THE HIGH POINT WOODS APARTMENTS, LLC,  
HEATHER VALLEY, LLC, &  
HIGH POINT MEADOWS, LLC  
STATEMENT OF RENTAL POLICY**

**EQUAL-HOUSING  
OPPORTUNITY:**

High Point Woods Apartments, LLC is an equal opportunity provider. High Point Woods does not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, and all other protected classes under state and local laws.

**AVAILABILITY:**

Fully completed applications for apartment homes will be accepted on a first-come, first served basis and subject to availability of apartment type requested.

**RENTAL  
APPLICATIONS:**

Rental applications are to be completed by each applicant. Any omissions or falsifications may result in rejection of an application or termination of a lease.

**SMOKE FREE  
PROPERTY:**

High Point Woods Apartment Homes is a Smoke Free Community. This includes, but is not limited to, apartment interiors, lobbies, community rooms, hallways, laundry rooms, stairwells, enclosed parking facilities, pool area, parking lots, patios and balconies.

**QUALIFICATIONS**

In order to approve an applicant for residency, the applicant consents to a routine inquiry of references, credit agencies, and public records. This inquiry will provide applicable information concerning the applicant's character, credit worthiness, and reliability.

**Credit Check:** An unsatisfactory credit report can disqualify an applicant from renting an apartment home at High Point Woods. An unsatisfactory credit report is one which reflects current bad debts, unpaid bills, liens, judgments, or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be informed of the reason for the rejection and given a copy of their credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to the property.

**Criminal Convictions/Current Drug Use:** Management will deny residency at this property to anyone having a criminal history that bears a substantial relationship to tenancy, such offenses may include but are not limited to the following:

- a. Disorderly conduct involving disturbance of neighbors;
- b. Disorderly conduct involving destruction of property;
- c. At least two or more misdemeanor drug-related convictions related to the manufacture, delivery or sale of a controlled substance or any drug-related felonious criminal activity;
- d. Criminal activity involving violence to persons such as murder, child abuse, sexual assault, battery, aggravated assault, assault with a deadly weapon;
- e. Criminal activity involving violence to or destruction of property, such as arson, vandalism, theft, burglary, criminal trespass to a dwelling;
- f. At least two or more civil ordinance violation (forfeiture) convictions within a twelve (12) month period for violations relating to disturbance or neighbors or injury to persons or property;

It is our aim to ensure that this apartment community is a drug-free zone. The use and sale of controlled substances will not be tolerated. The owners of this property have zero tolerance for all drug related offenses as per Sec. 823.113, Wis. Stats. In accordance with the Federal Fair Housing Act, if an

applicant is currently receiving treatment for addiction to a controlled substance, the applicant will not be rejected based on this treatment for addiction to a controlled substance, however, he/she must be acceptable as a tenant in all other respects, including the above-mentioned criminal history criteria.

**Income/Employment:** As a part of the prospective resident screening process, the landlord uses a minimum income standard. Applicants must have a gross monthly income of three (3) times the rent for which they are applying. In the event an applicant is self-employed or retired, written verification of two years' income must be provided. If an application is denied based solely on failure to meet the minimum income standards, applicant shall be informed by landlord as to the reason for denial in writing.

**(Statement of Rental Policy, cont.)**

**Residence:** Positive rental history for the previous two-year period must be provided. All residence histories must show a prompt payment history with sufficient notice-to-vacate given. We will deny an application if an eviction has ever been filed or if an adverse housing reference is given.

|                              |   |
|------------------------------|---|
| <b>SUBLETTING:</b>           | Subletting is prohibited without the prior written consent of management.   |
| <b>FEES:</b>                 | High Point Woods does not require an application fee for the verification of employment verification, housing verification, credit verification, and criminal background check. Fees may apply for re-writing leases due to changing roommates at any time during your lease term.  |
| <b>SECURITY DEPOSITS:</b>    | To make a general apartment reservation or to reserve a specific apartment, a \$20.00 non-refundable application fee is required.   |
| <b>RENTAL<br/>PAYMENT:</b>   | The monthly rent is due on or before the first day of each month. There will be an automatically billed late charge penalty of \$30.00 for all rent paid after the fifth of the month. All returned checks will be assessed a \$30.00 NSF service charge plus applicable late charges and must be replaced with a cashier's check or money order.             |
| <b>OCCUPANCY<br/>POLICY:</b> | One-bedroom apartment home: two individuals maximum.<br>Two-bedroom apartment home: not to exceed four individuals, with two unrelated adults maximum. Three-bedroom apartment home: not to exceed three adults or up to six individuals with family status. Occupancy of any apartment home is restricted to those persons named in the lease.               |
| <b>ROOMMATES:</b>            | Each roommate is fully responsible for the entire rental payment and each must execute the lease and all other addendums.   |
| <b>VEHICLES:</b>             | Two vehicles will be permitted per apartment home. Three-bedroom apartments allow no more than three vehicles, one per driving adult. No more than two vehicles (three for three bedrooms) and no boats, trailers, Commercial vans, campers and motorcycles are permitted to be parked on the property at any time without the written consent of management. |
| <b>WATER<br/>FURNITURE:</b>  | Waterbeds and aquariums are permitted with advanced written consent from the landlord, and written verification that the resident has renter's insurance coverage including waterbeds or aquariums, as applicable.  |
| <b>PETS:</b>                 | High Point Woods accepts cats in an apartment home.<br>Pets are prohibited without the prior written consent and knowledge of   |

Management. A Pet Addendum must be signed by the Landlord and Tenant. Maximum two cats per apartment. Additional deposit may be required for cats. Cats must be neutered or spayed.

**DISCLAIMER:**

All square footage listed on printed materials is approximate. Changes may have occurred during construction resulting in slight discrepancies between floor plans and actual apartment sizes.

# APARTMENT LEASE

|                           |    |  |   |
|---------------------------|----|--|---|
| PARTIES                   | 1  | This lease of the apartment identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one or more) on the following terms and conditions:   |   |
|                           | 2  |  |   |
|                           | 3  |  |   |
|                           | 4  | Tenant: _____  | Landlord: High Point Meadows LLC                        |
|                           | 5  |  |   |
|                           | 6  |  |   |
| APARTMENT ADDRESS         | 7  | _____  | Agent for maintenance, management: High Point Woods LLC |
|                           | 8  |  | 1 High Point Oaks Lane                                  |
|                           | 9  | _____  | Madison, WI 53719                                       |
|                           | 10 |  | (608) 833-6776  |
|                           | 11 |  |   |
|                           | 12 |  |   |
|                           | 13 | Building address: _____  | Agent for collection of rent: High Point Woods LLC      |
|                           | 14 |  | 1 High Point Oaks Lane                                  |
|                           | 15 | (Street)   | Madison, WI 53719                                       |
|                           | 16 |  |   |
|                           | 17 |  |   |
|                           | 18 | _____  | Agent for services of process: High Point Woods LLC     |
|                           | 19 | Madison  | 1 High Point Oaks Lane                                  |
|                           | 20 | (City, village/town)   | Madison, WI 53719                                       |
|                           | 21 |  |   |
|                           | 22 |  |   |
|                           | 23 | Dane Wisconsin   |   |
|                           | 24 | (County) (State)   |   |
|                           | 25 | Apartment number: _____  |   |
| TERM                      | 26 | Lease term: _____  |   |
|                           | 27 | First day of lease term: _____ Last day of lease term: _____ @ NOON  |   |
| RENTALS                   | 28 | Apartment: \$ _____ per month Other: _____ \$ _____ per month  |   |
|                           | 29 |  |   |
|                           | 30 | Payable at High Point Woods, 1 High Point Oaks Lane, Madison, WI 53719 on or before the first day of each month during the term of this lease.   |   |
| UTILITIES                 | 31 |  |   |
|                           | 32 | Utility charges, other than telephone, cable, internet, are included in the rent, except: Electricity which Tenant shall pay promptly when due. If charges not included in the rent are not separately metered, they shall be allocate on the basis of: N/A  |   |
|                           | 33 |  |   |
|                           | 34 |  |   |
| SPECIAL CONDITIONS        | 35 | Special conditions: lease addendum attached hereto and made a part hereof. Rent is due and payable the first day of each month. An additional late fee of \$30.00 will be charged if rent payments are not received on or before the fifth day of the month. A \$30.00 fee will be assessed for NSF checks, plus applicable late fees. If one NSF check is received then future payments will have to be made in the form of a cashier's check or money order.   |   |
|                           | 36 |  |   |
|                           | 37 |  |   |
|                           | 38 |  |   |
|                           | 39 |  |   |
|                           | 40 |  |   |
| RENEWAL OF LEASE TERM     | 41 | Tenant is required to fulfill the entire lease term. This lease shall not renew and is only for the term stated. Tenants must notify landlord in writing at least 60 days before lease expiration date of intentions to sign a renewal lease or vacate the premises.   |   |
|                           | 42 |  |   |
|                           | 43 |  |   |
|                           | 44 | Tenant shall not assign this lease nor sublet the premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this lease. Sublessee must go through High Point Woods application process prior to move-in.   |   |
|                           | 45 |  |   |
|                           | 46 |  |   |
| ASSIGNMENT SUBLETTING     | 47 |  |   |
|                           | 48 | Upon execution of this lease Tenant paid a security deposit in the amount of \$300.00 to be held by High Point Woods L.L.C. If the person holding the security deposit is a licensed real estate broker, acting as agent, it shall be in the broker's trust account. The deposit, less any amount withheld, will be returned in person or mailed to Tenant's last known address as provided in Wis. Stats. 704.28 (4). If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement specifically describing any damages and accounting for any amount withheld. Failure to return the deposit or provide a written accounting within 21 days will result in the waiver of any claim against the deposit. The reasonable cost of repairing any damages caused by tenant, normal wear and tear excepted, will be deducted from the security deposit. Tenant has 7 days after the beginning of the lease term to notify Landlord in writing or damages or defects in the premises; no deductions from tenant's security deposit shall be made for any damages or defects of which notification is given. |   |
| SECURITY DEPOSIT          | 49 |  |   |
|                           | 50 |  |   |
|                           | 51 |  |   |
|                           | 52 |  |   |
|                           | 53 |  |   |
|                           | 54 |  |   |
|                           | 55 |  |   |
|                           | 56 |  |   |
|                           | 57 |  |   |
|                           | 58 |  |   |
| ELECTRONIC MEANS          | 59 | Lessor and Lessee agree that Lessor may provide any of the following documents to Lessee by electronic means:  |   |
|                           | 60 | 1. A copy of the rental agreement and any document related to the rental agreement.  |   |
|                           | 61 | 2. A security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund.   |   |
|                           | 62 | 3. A promise made before the initial rental agreement to clean, repair, or otherwise improve any portion of the premises.  |   |
| LIABILITY                 | 63 | 4. Advance notice of entry under 704.(2).  |   |
|                           | 64 |  |   |
|                           | 65 |  |   |
|                           | 66 |  |   |
|                           | 67 |  |   |
|                           | 68 |  |   |
|                           | 69 |  |   |
| VACATION OF PREMISES      | 70 | Nothing in the lease documents should be construed to relieve the Lessor from liability for property damage or personal injury caused by negligent acts or omissions of the Lessor, or to impose liability on the Lessee for personal injury arising from causes clearly beyond the Lessee's control, or the property damage caused by natural disasters or by persons other than the Lessee or the Lessee's guests or invitees.   |   |
|                           | 71 |  |   |
| LANDLORD'S RIGHT TO ENTER | 72 | Tenant agrees to vacate the premises at the end of the lease term or the extended lease term, and promptly deliver the keys to Landlord.   |   |
|                           | 73 |  |   |
|                           | 74 | Landlord may enter the premises at reasonable times and with 24 hour advance notice, with or without Tenant's permission to inspect the premises, make repairs, or to comply with any applicable law or regulation. 12 hour notice will be given to show the premises to prospective tenants. Landlord may enter with less than 24 hour advance notice upon specific consent of Tenant. No advance notice is required for entry in a health or safety emergency or where entry is necessary to preserve and protect the premises from damage in tenant's absence.  |   |
|                           | 75 |  |   |
| ABANDONMENT BY TENANT     | 76 | If Tenant shall abandon the premises before the expiration of the lease term, Landlord shall make reasonable efforts to re-lease premises and shall apply any rent received, less costs of re-leasing, to the rent due or to become due, on this lease, and Tenant shall remain liable for any deficiency. If Tenant is absent from the premises for three successive weeks without notifying Landlord in writing of such absence, Landlord, at Landlord's sole option, may deem the premises abandoned.   |   |
|                           |    | Landlord initials: _____   | Tenant(s) initial(s): _____                             |

Unless agreed in writing, the Landlord will not store any items of personal property that the tenant leaves behind when the tenant removes or is evicted from the premises, except for prescription medication or medical equipment.

During the lease term, as a condition to Tenant's continuing right to use and occupy the premises, Tenant agrees and promises:

1. To use the premises for residential purposes only by Tenant and Tenant's immediate family.
  2. Not to make or permit use of the premises for any unlawful purpose or any purpose that will injure the reputation of the premises or the building of which they are a part.
  3. Not to use or keep in or about the premises anything which would adversely affect coverage of the premises or the building of which they are a part under a standard fire and extended insurance policy.
  4. Not to make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building which the premises are located.
  5. Not to keep in or about the premises any pet unless specifically authorized as a special condition in this lease.
  6. To obey all lawful orders, rules and regulations of all governmental authorities.
  7. To keep the premises in clean and tenantable condition and in as good repair as at the beginning of the lease term, normal wear and tear expected.
  8. If obligated to pay for heat for the premises, to maintain a reasonable amount of heat in cold weather to prevent damage to the premises, and if damages result from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
  9. Unless Tenant has received specific written consent of Landlord, not to do or permit any of the following:
    - a. Paint upon, attach exhibit or display in or about the premises any signs or placard.
    - b. Alter or redecorate the premises.
    - c. Drive nails, tacks, screws, or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the premises.
    - d. Attach or affix anything to the exterior of the premises or the building in which it is located.
  10. Not to permit any guest or invitee to reside in the premises.
  11. To be liable for all acts of negligence or breaches of this lease by Tenant and Tenant's guests and invites.
- If this lease is for a term of one year or less, should Tenant neglect or fail to perform and observe any of the terms of this lease, Landlord shall give Tenant written notice of such breach requiring Tenant to remedy the breach or vacate the premises on or before a date at least 5 days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action to expel Tenant from the leased premises without limiting the liability of Tenant for the rent due or to become due under this lease. If Tenant has been given such a notice and has remedied the breach or been permitted to remain in the premises, and within one year of such previous breach, Tenant commits a similar breach, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to tenant to vacate on or before a date at least 14 days after the giving of the notice.
- If the premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant may terminate the lease or vacate the premises and rent shall abate until the premises are restored to a condition comparable to their prior condition. Landlord shall have the option to repair the premises and if repairs are not made this lease shall terminate. If the premises are damaged to a degree which does not render them untreatable Landlord shall repair them as soon as reasonably possible.
- Landlord may make such reasonable rules governing the premises and the building of which they are part as Landlord deems necessary. Tenant agrees to observe and comply with all such rules and any violation of the rules shall be deemed breach of this lease. Landlord may make changes in the rules and shall give written notice of changes to Tenant at least 14 days before the new rules become effective. Tenants acknowledges receipt of the attached rules prior to execution of this lease.
- All tenants, if more than one, shall be jointly and severally liable for the full amount of any payments due under this lease.
- The premises and the building of which they are a part are not currently cited for uncorrected building or housing code violations.

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

**GUARANTEE:**

In consideration of Landlord's agreement to this Lease, the undersigned guarantee(s) the payment of all amounts due under the lease and the performance of the covenants by Tenant.

LANDLORD: HIGH POINT WOODS L.L.C

\_\_\_\_\_(SEAL)  
HIGH POINT WOODS L.L.C Management Agent

Dated: \_\_\_\_\_

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)  
TENANT:

\_\_\_\_\_(SEAL)  
TENANT:

\_\_\_\_\_(SEAL)  
TENANT:

\_\_\_\_\_(SEAL)  
TENANT:

**ASSIGNMENT, ACCEPTANCE AND CONSENT**

Tenant hereby assigns all Tenant's right, title and interest in and to this lease to \_\_\_\_\_ and in consideration of the consent to the assignment by Landlord, Tenant guarantees the performance by said Assignee of all obligations of Tenant.

In consideration of the above assignment and the written consent of Landlord, Assignee hereby assumes all obligations of the Tenant in this lease.

LANDLORD HEREBY CONSENT TO THIS ASSIGNMENT AND ACCEPTANCE. IN WITNESS WHEREOF, the parties have executed this assignment and acceptance on \_\_\_\_\_

Date: \_\_\_\_\_

LANDLORD:

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

ASSIGNEE:

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

TENANT:

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

Move In/ Move Out Inspection Checklist

Current Tenant Information: Address (Street) \_\_\_\_\_ (Apt # ) \_\_\_\_\_

Tenant Name(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This check in form must be returned to the management office within **7 days** post move in.  
Please fill out the following table, each box must contain one of the following:  
If item is in acceptable/working condition-box contains “x” or left blank.  
If item is damaged or in need of repair-describe in writing (If item is not applicable - write “N/A”)

| ITEM               | Check-In Condition | Check-Out Condition | ITEM              | Check-In Condition | Check -Out Condition | ITEM                 | Check-In Condition | Check -Out Condition |
|--------------------|--------------------|---------------------|-------------------|--------------------|----------------------|----------------------|--------------------|----------------------|
| <b>Kitchen</b>     |                    |                     | <b>Bathroom 1</b> |                    |                      | <b>Bedroom 1</b>     |                    |                      |
| Refrigerator       |                    |                     | Sink              |                    |                      | Floor                |                    |                      |
| Disposal           |                    |                     | Vanity top        |                    |                      | Walls/Ceiling        |                    |                      |
| Sink               |                    |                     | Cabinet           |                    |                      | Doors                |                    |                      |
| Cabinets           |                    |                     | Drawers           |                    |                      | Lights               |                    |                      |
| Drawers            |                    |                     | Toilet            |                    |                      | Ceiling Fan          |                    |                      |
| Countertop         |                    |                     | Shower/Tub        |                    |                      | Wind Screen          |                    |                      |
| Floor              |                    |                     | Tile/Caulk        |                    |                      | Blinds               |                    |                      |
| Wall/Ceiling       |                    |                     | Floor             |                    |                      | Other                |                    |                      |
| Lights             |                    |                     | Lights            |                    |                      | <b>Bedroom 2</b>     |                    |                      |
| Stove/Oven         |                    |                     | Fan/Vent          |                    |                      | Floor                |                    |                      |
| Dishwasher         |                    |                     | Walls/Ceiling     |                    |                      | Walls/Ceiling        |                    |                      |
| Hood or Fan        |                    |                     | Towel Rack        |                    |                      | Doors                |                    |                      |
| Microwave          |                    |                     | Other             |                    |                      | Lights               |                    |                      |
| Blinds             |                    |                     | <b>Bathroom 2</b> |                    |                      | Ceiling Fan          |                    |                      |
| Other              |                    |                     | Sink              |                    |                      | Wind Screen          |                    |                      |
| <b>Intercom</b>    |                    |                     | Vanity top        |                    |                      | Blinds               |                    |                      |
| <b>Dining Room</b> |                    |                     | Cabinet           |                    |                      | Other                |                    |                      |
| Floor              |                    |                     | Drawers           |                    |                      | <b>Bedroom 3</b>     |                    |                      |
| Lights             |                    |                     | Toilet            |                    |                      | Floor                |                    |                      |
| Ceiling Fan        |                    |                     | Shower/Tub        |                    |                      | Walls/Ceiling        |                    |                      |
| Wall/Ceiling       |                    |                     | Tile/Caulk        |                    |                      | Doors                |                    |                      |
| Other              |                    |                     | Floor             |                    |                      | Lights               |                    |                      |
| <b>Living Room</b> |                    |                     | Lights            |                    |                      | Ceiling Fan          |                    |                      |
| Floor              |                    |                     | Fan/Vent          |                    |                      | Wind Screen          |                    |                      |
| Lights             |                    |                     | Walls/Ceiling     |                    |                      | Blinds               |                    |                      |
| Wall/Ceiling       |                    |                     | Towel Rack        |                    |                      | Other                |                    |                      |
| Blinds             |                    |                     | Other             |                    |                      | <b>Patio/Balcony</b> |                    |                      |
| Fireplace          |                    |                     | <b>Washer</b>     |                    |                      | <b>Smoke Alarm</b>   |                    |                      |
| Patio Door         |                    |                     | <b>Dryer</b>      |                    |                      | <b>AC</b>            |                    |                      |
| Other              |                    |                     | <b>Closets</b>    |                    |                      | <b>Locks-Door</b>    |                    |                      |
| <b>Hallway</b>     |                    |                     | <b>Storage</b>    |                    |                      | <b>Locks-Window</b>  |                    |                      |

**Move In:**  
Disclosures: The Landlord or its agents have made no express or implied promises to redecorate or improve the apartment – unless expressly written into the lease agreement. The below signed tenant(s) has inspected and knows the condition of the apartment and its equipment, and accepts the apartment in a decent, safe, and sanitary condition. This form is required to verify the pre-existing damage/condition of your apartment. Charge amounts made from Security Deposits are outlined in the Rules and Regulations Addendum.

Tenant \_\_\_\_\_ Date \_\_\_\_\_      Tenant \_\_\_\_\_ Date \_\_\_\_\_  
Tenant \_\_\_\_\_ Date \_\_\_\_\_      Tenant \_\_\_\_\_ Date \_\_\_\_\_

Move In Form Received by HIGH POINT WOODS L.L.C. (Name) \_\_\_\_\_ Date \_\_\_\_\_

**Move Out:** Tenant's Forwarding address: \_\_\_\_\_  
Street Address City State Zip

Tenant Signature: Tenant \_\_\_\_\_ Date \_\_\_\_\_      Tenant \_\_\_\_\_ Date \_\_\_\_\_  
Tenant \_\_\_\_\_ Date \_\_\_\_\_      Tenant \_\_\_\_\_ Date \_\_\_\_\_

Move Out Inspection Conducted by HIGH POINT WOODS L.L.C. (Name) \_\_\_\_\_ Date \_\_\_\_\_