



## LESSEE RESPONSIBILITIES

1. **UTILITIES:** Lessee agrees if applicable, to place all utilities in Lessee's name no later than the first business day after Lessee takes possession.
2. **REPORTING OF PROBLEMS:** It is Lessee's responsibility to report problems immediately upon detection of the problem so that the problem can be resolved promptly.
3. **NO WATER BEDS:** Waterbeds of any type are prohibited. Disregard of this regulation will automatically result in forfeiture of rental security deposit and eviction of Lessee.
4. **NOISE:** Lessee must have consideration for the peace, quiet and enjoyment of other people. Loud music or noisy parties are not allowed.
5. **TEMPERATURE:** Lessee must maintain the temperature in the leased residence at least 60 degrees and all air registers must be kept open at all times to prevent freezing of plumbing pipes in Winter. If Lessee shall leave the Premises for fourteen (14) or more days, Lessee shall give written notice to Lessor prior to said leave.
6. **JANITORIAL SERVICE:** No janitorial service is provided.
7. **CARE AND USE OF PLUMBING FIXTURES AND BATHROOM EXHAUST FAN:** Lessee must use due care and diligence to avoid overflowing any plumbing fixtures and a suitable bath mat must be placed in front of the bathtub and shower door/curtain must be closed when in use. If Lessee fails to follow these terms and such failure results in damage to the residence or other areas of the building, Lessee shall be responsible for the cost of repairs. To prevent mildew damage, the bathroom exhaust fan should not be disconnected at any time, and be utilized whenever the shower or bath are in use.
8. **CONDOMINIUM/Common Interest Associations:** Lessee agrees to abide by all of the Rules & Regulations of the condominium/common interest association. Further, Lessee agrees to pay any and all fines levied by the association for Lessee's violation of said Rules & Regulations.
9. **GARBAGE:** All garbage must be placed in a plastic container before being placed at the street and must be in compliance with local ordinances and/or Association rules. Lessee is responsible for contracting for garbage removal.
10. **BURNING:** Burning on the premises is disallowed when prohibited by local ordinance.
11. **YARD MAINTENANCE:** Lessee will keep yard free of debris and personal items and will mow the lawn on a weekly basis as necessary. Lessee will maintain all gardens, perennials, bushes, trees, etc. This is to include weeding, hoeing, mulching, trimming of bushes, watering, and snow removal, etcetera.
12. **CLOTHES LINES:** No exterior clothes lines will be allowed.
13. **VEHICLES:** Lessee will not allow any non-operable car or vehicle to remain on premises over 10 days. Lessee will not park automobiles, motorcycles, snowmobiles, boats, trailers, campers, etc. on lawn area. Lessee herewith authorizes Lessor to arrange for the removal, towing and storage of any such items found in violation of this paragraph. Such personal property will be withheld from Lessee until Lessee has paid for removal and/or storage.

Lessee Initial _____	Lessee Initial _____	Lessor Initial _____	Lessor Initial _____
Address _____			
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14. **PET WASTE:** If a pet is allowed under the terms of the lease it is the Lessee's responsibility to remove said waste on a daily basis.
15. **WATER SOFTENER:** If the premises are equipped with a water softener, Lessee shall keep the water softener maintained and supplied with salt.
16. **FURNACE:** The Lessee shall replace the furnace filters every 30 days.
17. **HUMIDIFIERS:** If the premises has one or more humidifier of any type, Lessee shall clean the humidifier(s) and replace filter(s) or wicking devices as necessary to maintain the humidifier(s) in good operating condition.
18. **FENCES, PARTITIONS, ETC.:** No fences, pools, slide, swing, or the like or other partitions may be erected, altered or removed by Lessee without Lessor's written permission.
19. **WINDOWS:** Lessee is responsible for properly maintaining and closing all windows, screens, screen doors, storm doors, and etcetera. Lessee will be responsible for the removal of any window air conditioning units during the winter months. Any cost incurred to repair the above will be borne by Lessee.
20. **WINDOW COVERINGS:** Sheets, blankets, and the like may not be used for curtains or partitions.
21. **CHANGING OF LOCKS:** Lessee shall not change the locks without the Lessor's prior written consent and upon changing the locks shall immediately provide Lessor with one original key.
22. **CARPETS TO BE PROFESSIONALLY CLEANED:** Lessee agrees to pay the cost for the carpets to be professionally cleaned after Lessee vacates the premises, and authorizes the cost thereof to be charged against any remaining Security Deposits or refundable Pet Security Deposits; if such deposits are insufficient to pay the costs of the professional cleaning after any other charges, Lessee shall pay any shortfall on demand.
23. **SECURITY DEPOSIT REFUND REQUIREMENTS:** In order to receive a full return of the entire security deposit (including basic Security Deposit plus any refundable Pet Security Deposit) Lessee must have complied with all of Lessee's obligations under the Lease, all utility bills must be paid to date, and the premises must be clean and in the same condition as it was when the Lease was signed.
24. **APPROVAL:** Lessee, by signing below, acknowledges receipt of the Lessee Responsibilities and agrees to comply with said Lessee Responsibilities.

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

\_\_\_\_\_  
Lessee's Signature

\_\_\_\_\_  
Lessor's Signature

\_\_\_\_\_  
Lessee's Signature

\_\_\_\_\_  
Lessor's Signature

Lessee Initial _____	Lessee Initial _____	Lessor Initial _____	Lessor Initial _____
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