



Lease Agreement

Address: 926 S. 17th St. Apt. #7 La Crosse, WI, 54601

Names:

1. Danielle Richards [REDACTED]

2. [REDACTED]

RENT: \$700

SECURITY DEPOSIT: \$700

Move In Date: September, 1st, 2021

Move Out Date: Month to Month

Rent

1. Rent is due on the first of every month, except where indicated on this lease. All payments are to be mailed to **1819 Hyde Avenue, La Crosse, WI, 54601** if you have any concerns you can Text us at **(608) 498-7368** or Email us at **laxrental@gmail.com**
2. We do all of our communications via text, email or USPS and we will only communicate with the people who are on this lease.
3. \$700 for rent is due on August, 24th, 2021.
4. \$0 for rent is due on the first day of the last month of this lease.

Moving In

1. Move in Appointments are scheduled on a first come first serve basis.
2. If you plan to leave the apartment empty for more than a month, notify the property manager.
3. You have 7 days after you move in to turn in your Move-In Forms. After that, you will be responsible and accountable for anything not reported.
4. No cosmetic alterations or cleaning will be done by L&M Apartments after move in.
5. In order to move in early all tenants must be present at time of move in & must sign a move in early form.
6. Tenant must change the electricity in their name within 7 days of moving in.
7. If tenant needs a new copy of a key to their apartment one will be provided for \$20.
8. If the key to the laundry room is lost then it will be a \$50 charge.

Security Deposit Returns

1. The deposits are for paying damages, unpaid fees or bills and is not to be used for rent.
2. Deposit will be returned within 21 days after the move out date.
3. If all of the security deposit is not returned an itemized statement will explain why.
4. If you have not received your deposit within 21 days after your move out date, please sent us a letter. Security Deposits can be sent via USPS or PayPal.
5. Work done to the apartment can cost up to \$35 an hour.
6. Make sure that you forward your mail with USPS to your new address; your deposit will be sent to the address of the apartment that this lease is for.
7. If there is any amount owed to L&M Apartments, you will all be responsible for paying that amount within 14 days after your deposit has been received.
8. If you change, add or remove any locks it will be \$100 per lock.
9. If you do not return all of the apartment and laundry room keys, it will be a cost of \$90 per lock.
10. Any items left behind will be disposed of at tenants cost.
11. Each tenant will receive a return and the check or bill will be divided equally.