



DWELLING UNIT RENTAL AGREEMENT RIDER(S)

RENT BY THE ROOM PET UTILITIES

FOR ADDRESS: _____ # (RM#) LEASE DATED: ____/____/____

THIS RIDER is hereby made a part of and incorporated as **part of the lease for the unit listed above.**

IN THE EVENT OF A CONFLICT IN TERMS, THE TERMS AND CONDITIONS OF THIS RIDER(S) SHALL GOVERN OVER THE TERMS AND CONDITIONS OF THE AFORESAID LEASE.

RENT BY THE ROOM RIDER

This is a Rent by the Room Lease. The parties hereto agree to the following:

- INDIVIDUAL LIABILITY.** Tenant is only responsible for the rent of one room. Landlord shall not be required to accept partial payment(s) from any Tenant.
- UTILITIES.** Water/Sewer, Electric and Natural Gas are included for Rent by the Room Leases. If it is suspected that excessive utility usage is occurring, a utility audit may be performed. A utility audit will compare utility usage of the unit with the usage/averages of like units. If it is determined that utility usage is substantially greater than the average, the tenant(s) may be charged an additional fee to cover excessive usage.
- CHECK-OUT PROCEDURE / FEES.** Haverkamp Properties will perform **all** the cleaning of the dwelling unit for a **\$150 fee**. This fee will be deducted from the security deposit. *Tenant will not be assessed any other fees for cleaning.* The tenant shall still be responsible and liable for damages.
- CLEANLINESS (Point of Emphasis – Paragraph 47).** Tenants must keep the dwelling unit in a clean, sanitary, healthy condition. Specifically common areas. Fees will be assessed if Haverkamp Properties must clean the apartment during tenants occupancy. Fees will be based on an hourly rate of \$30.00 per hour.
- GUESTS / INVITEES (Point of Emphasis – Paragraphs 11 & 27).** No overnight guests or overnight minor children. Tenant shall be responsible for the actions and damages done by Tenant's guests, invitees, and minor children as these actions relate to the terms of the Dwelling Unit Rental Agreement.

TENANT: _____ (Sign) _____ (Print) DATE: ____/____/____

LANDLORD: _____ (Sign) _____ (Print) DATE: ____/____/____

PET RIDER

This is a standard joint and severally liable lease with an added pet (or pets). The parties hereto agree to the following:

- There is a maximum of 2 pets** allowed in pet designated Units. Pet option is not available for Rent by the Room units.
- Lessee shall properly dispose of pet waste and clean up after the Pet at all times** on the Premises, in all common areas as well as in all areas of the building in which the Premises are situated. If solid pet waste is found near the dwelling unit, or representative of Haverkamp Properties observes a tenant not properly disposing of pet waste there will be a \$30 fine for a first violation. The first repeat violation warrants a \$100 fine and subsequent repeat violations warrant a \$200 fine (Section 3.119 of the City of Ames Municipal Code). Cat litter must be disposed of properly. Do not dispose of litter in any of the unit's plumbing (toilet, sink, etc...). If the tenant is found to be disposing of the litter in such a manner the tenant may be held liable for necessary repairs.
- Lessee shall keep the Pet reasonably quiet at all times.** In the event an objectionable noise violation it is the responsibility of the lessee to rectify the situation in a reasonable amount of time. Tenant must be back in compliance and remain in compliance with the lease after receiving written notice from the Landlord.
- Lessee agrees that the Pet shall not be taken outside the Premises, (including on the patio or balcony), unless the Pet is on a leash.** The Pet shall be walked only in the area(s) so designated by Lessor from time to time.

PROPERTIES THAT ALLOW APPROVED PETS WITH PET RIDER (*Please note that Rent by the Room Units do not allow pets.)

- CATS:** Crown Point, Steinbeck Street, Twain Circle, Westwood Village (except 3801), River Wood (660 building only), Walnut Place and West Towne.
- DOGS:** Units with direct, ground-level outside access only in Crown Point, Steinbeck Street, Twain, and Westwood Village (except 3801)

PETS ALLOWED WITH A PET RIDER AGREEMENT:
Smaller dogs only; dogs under 45 pounds at maturity. No Pit-bull, German Shepherd or Rotweiller breeds.

OFFICE USE:

<input type="checkbox"/> Renewal	<input type="checkbox"/> New Lease (all tenant's new)	<input type="checkbox"/> Updated / Added on later	<input type="checkbox"/> Entered online: ____/____/____ by: _____
<input type="checkbox"/> Leasing Rep Name: _____			<input type="checkbox"/> Deposit Entered: ____/____/____ by: _____
			<input type="checkbox"/> Accounting Entered: ____/____/____ by: _____

5. **Lessee shall not allow objectionable odors to emanate from the premises.** In the event of an odor violation it is the responsibility of the lessee to incur all costs to rectify the situation in a reasonable amount of time. Tenant must be back in compliance and remain in compliance with the lease after receiving written notice from the Landlord.
6. **Lessee agrees to have the carpets professionally cleaned, deodorized, and treated for pet dander when the dwelling unit is vacated.**
7. **Lessee agrees that in the event of any violation of the terms and conditions set forth above, the Lessor shall have the right to demand removal of the Pet from the Premises.** Any refusal by Lessee to immediately comply with such demand shall be deemed to be a material breach of the Lease, in which event Lessee shall forfeit the aforesaid Pet Deposit to Lessor and Lessor shall be entitled to any and all other remedies provided by law or equity.

If Lessee removes the pet either upon demand or by choice, Lessor shall return the aforesaid Pet Deposit to Lessee less damages, if any, 30 days after the end of the lease in conjunction with an inspection of the Premises or to the building or to the common areas where the Premises are situated.

Lessee agrees to pay the sum of **\$250.00 "Pet Security Deposit"** to the Lessor upon the execution hereof,
AND

Lessee agrees to pay a sum of \$_____ **per month** (\$50/month for the first pet and \$70/month for two pets) in addition the current monthly rental agreement. **NEW MONTHLY RENT: \$ _____**

NOTES: _____

TYPE OF PET(S) AND NAME(S): _____

TENANT: _____ (Sign) _____ (Print) DATE: ____/____/____
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 TENANT: _____ (Sign) _____ (Print) DATE: ____/____/____
 LANDLORD: _____ (Sign) _____ (Print) DATE: ____/____/____

UTILITIES INCLUDED RIDER

(This option is not available for Emerald Drive and River Wood tenants)

This is a standard joint and severally liable lease with added utilities. The parties hereto agree to the following:

Crown Point, Steinbeck, Twain Circle, Walnut Place,
 Westwood Village and West Towne Pricing
 Eff.: \$80/mo (not WT) 1 BR: \$160/mo. 2 BR: \$190/mo.
 3 BR: \$225/mo. 4BR: \$260/mo.

1. **UTILITIES.** Haverkamp Properties will provide all utilities. It is the Landlord's responsibility to have all the utilities placed into the Landlord's name when the Dwelling Unit Rental Agreement begins. Haverkamp Properties shall maintain all utilities for the duration of the rental agreement with exception to section 2 of this addendum.
2. **MAINTAINING HISTORICAL UTILITY USAGE PATTERNS.** Increased utility costs due to increased usage (weather related) and increased utility pricing is expected and covered under this addendum. A requirement of the Utilities Included Addendum is that the tenant does not significantly increase their non-weather related utility usage. Haverkamp Properties has the right to void this Utilities Included Addendum if the tenant increases their usage by 15% or more as compared to the previous year (12 months) OR compared with "like" units. If it is suspected that excessive utility usage is occurring, a utility audit will be performed. A utility audit will compare utility usage of the unit with the usage/averages of "like" units. If it is determined that utility usage is 15% or greater than the average, the tenant(s) will be charged an additional fee (Section 4) to cover excessive usage and this addendum will be voided.
3. **NOTIFICATION AND REMOVAL.** The tenant(s) will be notified in writing as outlined in the IURLTA and given 30 days to make necessary adjustments to their utility consumption. If excessive utility usage continues for another 30 days after the tenant(s) have been notified; Haverkamp Properties will no longer be responsible to provide the tenant's utilities and the utilities will be removed from Haverkamp Properties' name.
4. **REMOVAL FEE.** If this addendum should be voided for reasons stated in section 2, the tenant(s) will be responsible to pay a fee. The fee shall be no less than the dollar amount of the differences determined in the utility audit (actual usage compared with like "units"). In addition to this actual usage fee the tenant(s) shall incur a \$50 removal fee.

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