

HOLSTEN MANAGEMENT CORPORATION

LEASE RIDER #2

APARTMENT ITEMS/ Additional Costs and Fines

The following items constitute an additional agreement to the lease dated _____ between Holsten Management Corp. and Tenant _____ for the premises located at _____

- 1) **APARTMENT ITEMS.** (Put a check mark (✓) in the appropriate box.)

<u>APARTMENT ITEMS</u>	<u>PROPERTY OF OR PAID FOR BY TENANT(S)</u>	<u>PROPERTY OF OR PAID FOR BY LESSOR(S)</u>
STOVE		
REFRIGERATOR		
CARPETING		
VERTICAL BLINDS		
CLOSET ORGANIZER		
COOKING GAS		
APARTMENT ELECTRICITY		
APARTMENT WATER		
APARTMENT HEAT		
APARTMENT AIR CONDITIONING		

At lease end, Tenant is responsible for costs associated with any of the above items missing or damaged, or unpaid utilities as indicated above.

- 2) **FINES FOR RULES VIOLATIONS:** I have received and signed a copy of the Building Rules, and agree to the following fines for violations. Initial violation will result in a verbal warning to the leaseholder. Second offense will result in a written violation to the leaseholder. Third violation and all subsequent violations will be in writing with a \$25 fine due and payable by the Leaseholder on the 1st of the following month with the rent. A separate fine will be charged for each offense. I understand that it is a violation of the Building Rules to fail to pay fines. I also understand that violating the Building Rules, including, the failure to timely pay fines, can result in lease termination.
- 3) **APARTMENT LOCK/KEY AGREEMENT:** Replacement keys to the building entrance will cost \$35.00 and the apartment will cost \$25.00 each. Lockout charges will be \$10.00 for office hours (8:00 a.m. to 3:00 p.m., Mon-Fri) and \$25.00 after 3:00 PM and all day on the weekends.
- 4) **RENT & SECURITY DEPOSIT PAYMENT:** First months rent and security deposit are to be paid by two separate checks or money orders made payable to Holsten Management Corporation. **NO CASH WILL BE ACCEPTED!** Rent is due and payable on the 1st and late after the 5th. Late charge is \$10 for the first \$500 of rent, and 5% after that.
- 5) **TENANT'S PERSONAL PROPERTY:** Tenant(s) must get Renter's Insurance, if they want insurance coverage for their personal property. Damage to the tenants' belongings due to fire, flood, sewer backup, broken pipe, etc. is not the responsibility of Holsten Management Corp., and will not be reimbursed to tenant.

Accepted this _____ day of _____ 2006.

Tenant's Signature

Lessor's Signature

"This Rider has not been prepared or approved, either as to form or content by the Illinois Housing Development Authority and the Authority assumes no responsibility for its content"