

Rental Policy for Properties Owned and Operated by

MPSD Properties LLC

Congratulations on renting/leasing your new apartment or home. We would like to welcome you to our community. We take pride in providing clean, safe, and affordable housing for our tenants. We hope that your experience is positive and that we can provide you with a comfortable space that feels like home. Welcome!

Outlined below is our rental policy. This policy covers general leasing/renting terms and property details and options of your rented or leased property. This policy covers your property unless otherwise specified.

The property being leased is: **Example Dr. Kincheloe, MI 49788** which is a 3 bed, 1.5 bath apartment.

The terms of this lease are issued upon signing of the rental agreement form. The rental agreement is a separate document from the policy that requires the signatures of all those who will be living at the premises including any person(s) or tenants who may move in after the rental agreement has been signed by both parties. It is in violation of this policy to house anyone at this address, permanently or semi-permanently, who is not on lease. Each tenant is required to submit to a full background and credit check as set forth in this policy. Any agreements not signed by both tenants and landlord(s) are null and void.

Rental Terms are set forth in the rental agreement and may include varying lease terms. The lease term is the length of time that a tenant agrees to rent or lease the property for. e.g., 6-month, 12 months etc. Once the lease term is agreed upon it will be set in the rental agreement and cannot be abandoned or changed without both the tenants and the landlord(s) signatures on the lease change/termination form. To terminate a lease prematurely, the tenant is required to pay out the lease contract/rental agreement in full unless otherwise agreed upon.

Payments and deposits are required to lease this property. The deposit is the amount of money deposited against the lease. This will include one and a half months of rent AND a damage/security deposit. This money will be held by the landlord in a separate account as a security until the lease term is expired. Regular rent payments are due on a day agreed upon in the rental agreement and will be paid monthly as per the lease agreement. Tenants have a 7-day grace period in which to pay their rent, after which a late fee will be issued at \$25 per week if the rent has not been paid. Please make any checks payable to MPSD Properties LLC. Any other forms of payment, such as direct deposits, can be set up at the time of the lease. Online pay portals are available to tenants via "Lease Runner" or at www.mpsdproperties.com. You may also organize payments with your bank if preferred. We do not accept Cash app/Venmo etc.

If you wish to house a pet on this property, a pet deposit will be required separate from the rental deposit. There will also be a monthly pet fee in addition to the rent. See the Pet policy for information about pets. (Pet Policy Separate)

Appliances are included with your apartment. This apartment includes a Refrigerator, Gas Range, as well as a washer and dryer. Appliances are inspected to ensure functionality prior to

tenant occupancy. These appliances are for tenant use only. If any appliance sustains damage due to the negligence of the tenant, repair and/or replacement costs will be the responsibility of the tenant, including any labor required. We ask that our tenants treat their apartment's appliances with care. We reserve the right to remove any appliances permanently from the apartment if they are being damaged or abused repeatedly. If you need a repair or replacement of any of the appliances, you must notify the landlord(s) within 24 hours so that a work order can be created in a timely manner. If it is determined that appliances are requiring repair due to tenant's negligence or misuse, then the tenant(s) will be held liable for the cost of repair or replacement of appliances.

Routine maintenance such as changing furnace filters and/or light bulbs are the responsibility of the tenant. Furnace filters will be provided at no charge to the tenant at regular intervals as recommended per the manufacturer. The apartment will have working light bulbs in all fixtures upon move in day. We will not thereafter provide light bulbs or installation of light bulbs apart from any "non-typical" lighting e.g., a chandelier. General routine maintenance or repairs can be requested at any time, but the tenant is responsible for the first \$100 of the cost of any tenant requested maintenance or service. HVAC system and plumbing work or maintenance will be contracted and paid for by the landlord(s). All other regular maintenance schedules will be performed and provided by MPSD Properties LLC.

Smoke Alarm/Detectors are provided. Minimum (1) Per floor and (1) per bedroom. **Tenants are never to tamper or remove smoke alarms for any reason.** A check of all smoke alarms will be performed every 6 months to be scheduled with the tenant. If you have a non-working/missing smoke alarm, contact your landlord immediately.

Lawn care may be provided by MPSD Properties LLC at some properties depending on the lease agreement. If lawncare is included in your lease, grass mowing and lawn care will be performed at least weekly. Access to the yards and mow-able areas is required. If any gates are locked or blocked for any reason mowing will not be performed until such time as access can be granted. Landscaping or planting is allowed on an approval basis. Planting of trees or large shrubs is not allowed unless approved by MPSD Properties LLC. A mowing schedule may be implemented but is not necessary. Grass will be cut at a regular rate to be determined by the landlords and depending on weather conditions. If you would like to receive a notification prior to the arrival of any lawn care personnel, please let your landlord know. If you have pets, your pet's droppings must be cleaned up prior to mowing. Toys and other yard items must be removed and stored elsewhere when not in use to avoid damage or loss to your property. MPSD Properties LLC is not responsible for damage to property left in the yards/mow-able areas. **At no time will tenants park motor vehicles on the grass in front of the property.** The front yards are to be kept clear at all times of any major obstructions, vehicles, or structures.

The exterior of the property must be kept neat and orderly. Clutter, junk or debris will not be allowed on the property. Excess or unused vehicles, RV's, Boats, trailers etc. are to be stored off the property. Pools will be required to be set up in the back yard only and will be required to be removed and stored in the fall season through winter. Garbage cans are provided, and garbage is to be placed into the bins and placed on the curbside weekly for pickup. Garbage cans are to be removed from the curb within 24 hours of trash pickup. Refuse or any bags of garbage will not be allowed to be stored outside of the garbage containers. If the property has a garage or a shed for tenant use, it is expected that the doors will be closed when not accessing them. Leaving garages or sheds unlocked can result in theft or loss/damage to property.

Entry door locks and deadbolts are provided, and the tenants shall retain at least one key. Additional copies can be made for \$3 each. Your apartment may be provided with an electronic keypad lock. The key code will be provided upon leasing the apartment. Custom key codes can be generated upon request. Changing of the key codes is not permitted. Also, any gates or sheds provided must not be locked. If the tenants require them to be locked, a key copy must be given to the landlords. We recommend that you keep your apartments locked when unoccupied. We also recommend that our tenants keep their vehicles locked when not in use. MPSD Properties LLC is not responsible for any theft or damage to vehicles on the property. MPSD Properties LLC does not maintain or monitor any surveillance cameras on the properties in any capacity. We reserve the right to install, maintain and monitor exterior cameras at any time. At no time will we install cameras on the interior of our properties or in private living areas. Tenants must seek and obtain written authorization to install any security cameras on properties owned by MPSD Properties LLC.

MPSD Properties LLC reserved the right to inspect the properties at any time with 24-hour notice. Once notice has been given the tenants will be granted 24 hours before the property will be accessed. Any special accommodation will be considered on a case-by-case basis. There will also be sufficient notice of at least 24 hours prior to entry of the property for maintenance or repairs unless earlier entry is requested or permitted by the tenant.

Alterations of our properties are strictly prohibited. Wall hangings, picture frames etc. are permitted. Changing the color of the walls is prohibited as well. Upon vacating the property tenants are responsible for removing nails, thumbtacks, adhesives or any other fasteners or items installed on the walls. Tenants are also required to putty or spackle/repair the holes made in the walls before vacating the premises and will be verified upon walkthrough. Failure to do so may result in the loss of your deposit against the cost to do so. You may request alterations based upon need and they will be considered.

Neither the Property nor any part of the Property will be used at any time during the term of the lease by the tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence. The tenant and members of the tenant's household will not smoke anywhere inside the property, nor permit any guests or visitors to smoke inside the property. At no time will the tenant engage in any illegal trade or activity on or about the property.

The tenant is responsible for the payment of the electric and gas utilities. The tenant is hereby advised and understands that the personal property of the tenant is not insured by the landlord for either damage or loss, and the landlord assumes no liability for any such loss.

The tenant will not assign this lease or sublet or grant any concession or license to use the property or any part of the property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at landlord's option, terminate the lease.

The tenant will not keep or have on the property any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the property or that might be considered hazardous by any responsible insurance company. The tenant will not perform any activity on the property or have on the property any article or thing that the landlord's insurance company considers to increase any insured risk such that the insurance company denies coverage or increases the insurance premium. The tenant is prohibited from the storage of expensive articles on the property if it creates an increased security risk. Growing and/or storing medical marijuana is prohibited on the property.

All monetary amounts stated or referred to in the rental agreement and/or policy are based on the United States dollar. Any waiver by the landlord of any failure by the tenant to perform or observe the provisions of this lease, will not operate as a waiver of the landlord's rights under this lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the landlord's rights in respect of any subsequent default or breach.

This lease will extend to and be binding upon and insure to the benefit of the respective heirs, executors, administrators, successors, and assigns, as the case may be, of each party. All covenants are to be construed as conditions in the lease. All sums payable by the tenant to the landlord pursuant to any provision of this lease will be deemed to be additional rent and will be recovered by the landlord as rental arrears.

Where there is more than one tenant executing this lease, all tenants are jointly and severally liable for each other's acts, omissions, and liabilities pursuant to this lease. This lease and the tenants leasehold interest under this lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the property by the landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.

This lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures. The lease constitutes the entire agreement between parties. Any prior understanding or representation of any kind preceding the date of this lease will not be binding on either party except to the extent incorporated in this lease.

The tenant will indemnify and save the landlord, harmless from all liabilities, fines, suits, claims, demands, and actions of any kind or nature for which the landlord will or may become liable or suffer by reason any breach, violation or non-performance by the tenant or by any person for whose the tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the tenant or other persons whose the tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury, or death occurring during the term of the lease will survive the termination of the lease, notwithstanding anything in this lease to the contrary. The tenant agrees that the landlord will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the tenant or by any person for whose the tenant is responsible who may be on the property of the landlord or for any loss of or damage or injury to any property, including cars and contents thereof belonging to the tenant or any other person for whom the tenant is responsible.

The tenant is responsible for any person or persons who are upon or occupying the property or any other part of the landlord's premises at the request of the tenant, either express or implied, whether for the purpose of visiting the tenant, making deliveries, repairs or attending upon the property for any other reason. Without limiting the generality of the foregoing, the tenant is responsible for all members of the tenants family, guests, servants, tradesmen, repairmen, employees, agents, invitees or similar persons.

The landlord will return the security deposit at the end of this tenancy, less such deductions as provided in this lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by law. Within the time period required by law and after the termination of this tenancy, the landlord will deliver or mail the security deposit less any proper deductions or with further demand for payment to the tenant. The tenant is required to provide an address no later than 7 days after termination of this lease.

Upon giving written notice no later than 60 days before the expiration of the term of this Lease, the tenant may renew this lease for an additional term. All terms of the renewed lease will be the same except for the amount of rent. If the tenant does not wish to renew this lease the landlord reserves the right and privilege to show the property to prospective tenants within 30 days from lease expiration.

Additional copies of lease agreements or policies are available by request for \$5.00 per copy. Please keep your original copies provided at lease signing!

By Signing this rental policy I, the tenant, understand and agree to the implementation of this policy as it pertains to my home and property and all of the rules and/or requirements within.

John E Doe (Tenant)

Date

MPSD Properties (Landlord)

Date