

WWFS, LLC

The Cottages at the Landings

Office address: 3109 35th Ave. B103, Greeley CO 80634 Phone: (970) 396-7175

LEASE INFORMATION REQUIRED

NAME (S) _____

PHONE NUMBER _____

EMAIL ADDRESS _____

SOCIAL SECURITY NUMBER _____

ADDRESS: _____ ☐ Pelican Lane ☐ Pelican Way

MOVE IN DATE _____

LEASE AMOUNT _____

DEPOSIT AMOUNT _____

DO YOU HAVE PETS? HOW MANY AND WHAT SIZE?

PET(S) REQUIRE AN ADDITIONAL DEPOSIT OF: _____

PET(S) WILL BE ADDITIONAL TO YOUR LEASE IN THE AMOUNT OF: _____ PER MONTH.

EMPLOYER: _____

MONTHLY TAKE HOME PAY _____

PLEASE NOTE: The Landlord reserves the right to cancel this contract prior to its inception date if rental application information was inaccurate or if the credit report is unfavorable. This would be accomplished by the return of the monies paid, less the \$45.00 credit report fee. If the management approves the application, the undersigned agrees to enter into a written lease. Failure to sign a written lease after approval of application will result in forfeiture of the security deposit.

ANY SPECIAL PROVISIONS NEEDED:

Standard House Rules

It is the desire of the Owner to make each Tenant, during your stay here, comfortable and happy. It is necessary to have the cooperation of each Tenant so that the rights of all the Tenants may be properly preserved. The Owner requires observance of the following rules, which are drawn to provide the maximum satisfaction to all.

ANY AND ALL DAMAGES/LOSSES WILL BE CHARGED TO YOU...THE TENANT!!!!

1. Rents are to be paid by the first of the month. Late charges will be assessed on the **9th of the month**.
2. Doors of duplexes must be locked in the absence of the Tenant. The management will not be responsible for any articles missing from your duplex. **ALWAYS** carry your door key! Lockouts are handled only at **OUR CONVENIENCE...not your inconvenience**. A locksmith is cheaper than repairing break-in damage!!! Lost mailbox keys means new locks...don't carry them with you.
3. The storage of explosive fluids in the building or in the vicinity of the building or out buildings is **PROHIBITED!!!** **MAXIMUM of two (2) vehicles per unit allowed. Vehicles without plates will be towed at owners expense. Visitor vehicles must be parked in guest parking.**
4. Trash containers must be put away and returned to garage by evening of trash day, and all trash must be bagged before you put it in the trash container. This will prevent trash blowing around due to high winds.
5. Do not use the garbage disposal without running water down the drain at the same time. Use **COLD** water! Do not put any type of grease down the disposal. Also avoid any carrot or potato peels, onionskins, celery, or bones of any type. If you should clog the drainage system, **YOU** will be liable for any damages to any fixtures, the plumbing system, and your (or any other) unit. Use only 409 on the cabinets and counter tops. Abrasives and ammonia-based products should never be used. Also, do not use harsh abrasives on the sinks and tubs. Take care to ensure that mildew does not form on the tile/grout. It is very difficult to remove once it starts to form. Removing and re-grouting is costly and will be charged to you. **DO NOT FLUSH SANITARY NAPKINS, TAMPONS, or any materials not intended for toilet use!!!**
6. Disturbing noises **will not be tolerated**. Call the police immediately, then notify management! Please be considerate of others—keep stereo volumes reasonable. If others are being disturbed, **IT'S TOO LOUD!!**
7. Extreme caution should be taken to make sure that water doesn't get on the floors, walls, etc. in the shower area. Also, condensation on windows and doors can cause excessive damage if not removed immediately. Also, use caution when leaving windows open; **blinds, drywall and carpet can be damaged by wind/rain etc. Damage due to neglect is your responsibility.**
8. Hang any pictures with nails or picture hangers using nails. Leave them in the wall when moving out. We will remove and fill nail holes at our expense. Your security deposit will **not** be charged. **DO NOT USE MOLLY ANCHORS OR PLASTIC PLUG** type drywall anchors. These leave a big hole and the repair bill **will be** charged against your deposit.
9. Do not use contact paper on any shelves or in the drawers. Do not use adhesives on the walls or doors.
10. Please report promptly, **IN WRITING**, any repairs that are needed. Please immediately notify us of any problems that you notice; i.e. trash not being picked up, parking difficulties, sprinklers not working properly, etc., so they can be promptly remedied. We would always rather be called by more than one person rather than not at all. If it is an emergency, please contact us immediately. Also, immediately report tenants moving at odd hours or times of the month; most tenancies end at the end of the month.
11. **Should you decide to vacate the unit at the end of your term, you are required to notify us, IN WRITING, prior to the first day of the final month. If such notice is not given, you will be liable for another month's rent. A cleaning list will be provided for move-out procedure. Tenants are responsible for a professional carpet clean and mini blind clean and must provide receipt upon vacating. IRONCLAD CLEANING SERVICES is recommended! 970-699-9312 and STEAMWAY for blinds 970-353-0133.**
12. **NO SMOKING or E-CIGARETTES** in unit, outside area must remain clean and picked up of any trash and cigarette butts!
13. Snow and ice removal is tenant's responsibility. Please maintain walkways with proper ice melt, not table salt.
14. Air filters are changed QUARTERLY no notice will be given prior to changing. The furnace is accessed from an exterior door on the back side of your unit. We do not need to access the unit to change them. Thank you.
15. Pets are allowed with prior approval for \$50.00 per pet per month plus \$1,000.00 security deposit for the first pet and \$500 security deposit for the second pet. Pet deposits are half refundable. 2 pets maximum. **If there are any problems with noise, damage, or cleanliness due to pets on premises, this privilege will be revoked.** Tenant must immediately clean excrement from exterior and interior. **Any repairs or cleaning as a result of having a pet will be charged to tenant!** **Pets must be on leash at all times.** **All Reports Requested In Writing...Phone If Emergency**

Thank you!! Bill and Nonie Sheel 970-339-4525, 970-396-7175, 970-324-3225

I, the undersigned, have read and understand the standard house rules. I understand any failure to follow these rules could result in termination of my lease at the owner's discretion. I understand a copy will be kept in my file and that I can request a copy at any time. I also understand that these rules are subject to change at any time, and I will be notified of said changes as they occur.

Tenant(s) Printed Name(s)

Tenant(s) Signature(s) and Date

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