



2015 Larkspur Ridge Drive, Brookings, SD 57006 HauganPropertyManagement@gmail.com

This lease agreement is between **HAUGAN PROPERTY MANAGEMENT LLC** (Owner) and

_____ (list tenants)

For a dwelling located at _____ Apt # _____

- A. Tenant(s) agree to lease this dwelling beginning _____ and ending _____ for the amount of \$ _____ per month. Rent is due on the first (1st) day of every calendar month to the Owner. Rent paid after the third (3rd) day of the month will incur a \$30.00 late charge and a \$10 per day for every day late after the 3rd.
- B. Rent is to paid to Haugan Property Management LLC and mailed to XXXX Sample Drive, Brookings, SD 57006.**
- C. The security deposit of this dwelling is \$ _____. Deposits are refundable if Tenant(s) leave the dwelling clean and undamaged. Deposits are not considered and will NOT be applied towards the last month's rent. The deposit is due before moving into the property.
- D. Tenant(s) must give sixty (60) days written notice to the Owner if vacating the dwelling on the end date of this lease. The total deposit will be forfeited if the tenant(s) do not occupy the property for the length of the lease **and** give sixty (60) days written notice. Tenant(s) will still be financially responsible for all damages and for the unpaid rent during the balance of the term. If notice is not given, the lease is renewed and sixty (60) days written notice is still required prior to the vacating the premises.
- E. The Owner will refund all deposits due within fifteen (15) days after Tenant(s) have moved out completely, returned keys and provided the Owner with a forwarding address. A cleaning checklist will be provided to tenant(s) prior to moving out to ensure communication is clear on moving out expectations of the property.
- F. Only the following persons are to live in the dwelling: _____ without the Owner's written permission, no other person may live there, even temporarily.

- G. The property may not be sublet or used for business purposes.
- H. The Owner agrees to the following:
 - a. Not to discriminate in the provision of services, or in any other manner on the grounds of race, color, religion, sex or national origin.
 - b. Haugan Property Management LLC provides Natural Gas and Water.
 - c. Tenants are responsible electricity and garbage pick up provided by the City of Brookings. This includes putting the utilities into the tenant(s) name prior to move in for the length of this lease.
 - d. Owner shall provide maintenance and service as follows:
 - I. Will maintain dwelling in a safe condition.
 - II. If Owner is not immediately available for plumbing, electrical or building maintenance emergencies, tenant should call Courtesy Plumbing, Robbins Construction and/or Amp Electric located in Brookings, SD.
- I. Tenant(s) agree to the following:
 - a. Agree to email as formal communication between tenant and owner.
 - b. Keep the yard and garbage areas clean.
 - c. Refrain from making loud noises and disturbances to include playing music and broadcasting programs at all times in a manner so as not to disturb other people's peace and quiet.
 - d. Not to paint or alter the dwelling without first getting the owner's permission. This includes holes in the walls/wood trim.
 - e. Park motor vehicles in the assigned space and to keep that space clean of oil drippings.
 - f. Not to repair motor vehicles in the premises, if such repairs will take longer than a single day.
 - g. Allow Owner to inspect the dwelling, complete repairs or show property to prospective tenants or buyers.
 - h. Will not keep any liquid filled furniture in the dwelling unless Owner approves.
 - i. No blinds, shades or tape, etc will be attached to the windows/doors /ceilings unless written approval is obtained.
 - j. Pay for repairs, inside and out, of all damage, including drain stoppages, they or their guests have caused.
 - k. Pay for any windows broken in the dwelling while they live there.
 - l. No hanging lamps, plants, birdcages, wall systems or **anything heavy** hung from walls or ceilings unless approved in writing by management.
 - m. To use only artificial Christmas/holiday trees.
 - n. No pets are allowed unless approved by owner which would include non-refundable animal fee(s).
 - o. Not to change the locks on the doors.
 - p. Tenant(s) will be responsible for insuring their own personal property.

- q. No smoking inside the dwelling. If Tenant(s) smoke outside the dwelling, **ALL CIGARETTE BUTTS**, etc. must be picked up. There is a \$1.00 fee for each cigarette butt picked up by the owner.
- r. House/apartment parties are not allowed on the property. If the tenants are found to have such parties, it will be cause for eviction.

J. All lessees with signatures on this agreement shall be jointly and severally liable for any duties or obligations arising out of the agreement including liability for damages to the premises or past due rent.

K. Additional notes: Any carpets and curtains will be professionally cleaned upon vacating and deducted from deposits. Should tenant vacate prior to lease end date for any reason (sublease, eviction, new job, etc.), all deposits will be forfeited and any additional damages and/or past due rents will be charged to tenant for the length of the lease term.

L. Contact: Peder Haugan (605) 695-4807

Email: HauganPropertyManagement@gmail.com

Violation(s) of any part of this agreement on nonpayment of rent when due, shall be cause for eviction and damages will be assessed. Tenant(s) hereby acknowledge that they read this agreement, understand it and have been provided a copy.

Owner/Management Signature Date

Tenant #1 Signature Date Email Phone

Tenant #2 Signature Date Email Phone

Tenant #3 Signature Date Email Phone

Tenant #4 Signature Date Email Phone