

This Rental Agreement for the lease of the Premises identified below is entered into by and between *Countryside Apartments* and *Guest* referred in the singular whether one or more) on the following terms and conditions.

GUEST INFORMATION

PRIMARY GUEST NAME:	
-Phone Number:	
EMAIL ADDRESS:	
COMPANY:	

Total Number of Occupants:	
Please list all additional occupants:	

*All Occupants 18 years and older must provide a valid photo ID within 24 Hours of Check-In

PREMISES

APARTMENT/UNIT NUMBER*:	1
APARTMENT TYPE:	Corporate Suite
APARTMENT ADDRESS:	3210 Coventry Trail

*Apartment number may be subject to change based on availability. Guest will be informed of any changes prior to check-in

Select 4 Digit Keyless Door Code**:	
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**keyless door code provides secure access into your apartment

RENTAL TERM

is renting the above specified apartment for the dates and terms described below:

FIRST DAY OF TERM (check-in after 2PM):	
LAST DAY OF TERM (check-out before 11AM):	
RENTAL TERM TYPE:	

<i>Rental Term Definitions</i>	<i>Specific Term</i>	Exact dates as specified above
	<i>Week to Week</i>	Guests must provide 7 days notice to vacate--above dates will designate first specific week of stay
	<i>Month to Month</i>	Guests must provide 30 days notice to vacate--above dates will designate first specific month of stay

RENT

FIRST PERIOD RENT AMOUNT	\$
RENT BALANCE DUE UPON CHECK-IN`	\$

A \$200 Reservation Deposit, which is applied toward the first rental period, is due at the time this agreement is signed. This deposit is paid using the payment box located at the end of the rental agreement and must be paid with a major credit card in the primary guest's name.

RENTAL RATES

Rental rates are seasonal and listed in the table below. Your rent will adjust up or down on the 1st of the month when changes occur. **Please note that Wisconsin Sales Tax (5.5%) is required on all stays less than 30 days and is credited back to the guest if stay is extended to 30 days or more.**

WINTER SEASON – December, January, February, March				
<i>Apartment Size</i>	1BR	2BR	3BR	Corporate Suite
Weekly Rate	\$525	\$575	\$650	\$700
Monthly Rate	\$2095	\$2295	\$2595	\$2795

SPRING/FALL SEASON – April, May, October, November				
<i>Apartment Size</i>	1BR	2BR	3BR	Corporate Suite
Weekly Rate	\$575	\$625	\$700	\$750
Monthly Rate	\$2295	\$2495	\$2795	\$2995

SUMMER SEASON – June, July, August, September				
<i>Apartment Size</i>	1BR	2BR	3BR	Corporate Suite
Weekly Rate	\$625	\$675	\$750	\$800
Monthly Rate	\$2495	\$2695	\$2995	\$3195

All apartment rent includes: all utilities usage (gas, heat, water, and up to \$60/a month in electric), once a week maid service, access to high-speed internet, and cable TV

PETS

Will you be visiting with pets?:	No
If yes, please list pet types and size:	N/A
Total Pet Security Deposit Due:	N/A

Pets are only allowed in certain pet-designated apartments. If approved, we will require a \$300 refundable pet security deposit per pet. This pet security deposit is due upon check-in. In addition, guest will be charged \$50/pet each month, or \$25/pet each week for stays under one month.

If any pet is kept in a non-pet apartment, the minimum cleaning/damage charge will be \$1,000. Having a pet in a non-pet apartment can result in immediate tenancy termination, cleaning charges & forfeiture of pre-paid rent. Any charges due at end of rental may be charged against credit card on file.

IMPORTANT POLICIES – Please Read

CHECK-IN PROCESS

Guests are able to check-in after 2pm on the specified first day of term in this rental agreement. First-time guests must check-in during normal office hours. If guest is unable to check-in during normal office hours, they must schedule an “after-hours check-in” in advance. All “after-hours check-ins” will be assessed a fee of \$50. Current office hours are posted on our website at www.countryssidemadison.com

At check-in, guest MUST:

1. Provide Valid Major Credit Card in the Name of the Primary Guest
 - a. All guests are required to provide a valid major credit card to be placed on file.
 - b. At check-in, we will require the first period rent to be paid with that credit card.
2. Provide Valid Driver’s License or Passport
3. Pay Remaining Balance of First Period Rent with the valid major credit card.

At check-in, if guest does not provide valid major credit card AND valid ID in their name, this rental agreement shall become void, and guest will forfeit original reservation deposit.

CANCELLATION POLICY

If written cancellation notice is received by Countryside Apartments 30 days or more prior to agreement start date, there is no charge (pre-paid rent refunded in full). Canceling less than 30 days prior to agreement start date is allowed (must be before scheduled start date) but guest will forfeit the reservation deposit of \$200.

If Guest vacates the apartment with short notice, Guest is obligated to pay through the end of the required notice period. If the apartment is re-rented, Countryside will refund the rent you paid for the re-rented time, less a re-renting fee of \$200.

TENANT RULES & OBLIGATIONS USE

During the lease term, as a condition of Guest's continuing right to use and occupy the Premises, Guest agrees and promises, unless Countryside Apartments otherwise provides in writing, as follows:

1. To use the Premises for residential purposes only for occupants listed in this agreement.
2. To **NOT** make or permit use of the Premises for any unlawful purpose of any purpose that will injure the reputation of the Premises or the building of which they are a part.
3. To **NOT** use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy.
4. To **NOT** make excessive noise or engage in activities which unduly disturb neighbors or other guests in the building in which the Premises are located.
5. To **NOT** permit in or about the Premises any pet unless specifically authorized by Countryside Apartments.
6. To obey all lawful orders, rules and regulations of all governmental authorities.
7. To keep Premises in clean and tenantable condition and in as good repair as on the first day of the agreement, normal wear and tear expected.
9. To **NOT** make any alterations to any part of the apartment without Countryside Apartments written permission.
10. Primary guest warrants that primary occupant of the apartment has not been party to an eviction of any kind in the past 24 months. If found untrue, tenancy can be denied/immediately terminated.
11. Any charges due at end of rental may be charged against credit card on file.

MAID SERVICE

We provide weekly housekeeping services at no extra charge. This includes changing used sheets and linens, restocking fresh towels, cleaning of the bathroom area, cleaning of the kitchen area (non-food or dishes related), and general vacuuming of apartment. You may cancel regularly scheduled housekeeping at any time, or request additional housekeeping visits @ \$25/visit.

SMOKING POLICY

Smoking inside any apartment or building area is strictly prohibited. Smoking inside your apartment can result in immediate tenancy termination, cleaning charges & forfeiture of pre-paid rent.

Guest has read, understands, and agrees to all terms and policies highlighted from pages 1, 2, and 3 of this rental agreement.

Guest Signature

Print Name

Date

RESERVATION DEPOSIT

The \$200 reservation deposit must be paid using the payment box to the right in order to complete this agreement.

Payment must be made with valid major credit card in the name of the primary guest (not a debit or prepaid card) otherwise the deposit will not be accepted and the rental agreement will be invalid.