

1105 Property Contract / Building Rules

1105 1st Avenue, Suite 1 / Silvis, IL 61282 / 792-2011

All rules herein are “**Legal and Binding**”!

1. **Rent is due on or before the 1st day of the month**, use drop box on west side of building. RENT: \$ _____ Unit #: _____
Rent is accepted in Cash, Cashiers Check or Money Orders, payable to: **1105 Property or Walnut Ridge**
{It is illegal to NOT pay your rent on time or as outlined herein. See Illinois Statute Law 735 & 765 ILCS }
2. **The 1105 minimum stay is three (3) FULL rental months**; any less will result in loss of deposit and the remaining months balance. Violating rules or an eviction (Lawful Detainer) does not release you from this minimum stay financial requirement.
3. **All rent payments received after the 3rd day of the month at 5pm will have a \$75.00 late fee, and \$5 per day thereafter.**
4. 1105 property pays all utilities; the power is governed by utility regulations with the Illinois Commerce Commission (ICC 280.130).
5. After 5 days delinquent with rent and NO Communications the unit will be considered abandoned. (*see Abandonment Form*). If required, tenants pay all legal and eviction fees. **Timely rent is 100% tenant's responsibility.** See item #1.
6. All rent & payments are concurrent – all past due fees must be caught up before you can apply rent toward any current fees.
7. **All Units are “AS IS”!** We cannot alter; make special arrangements, accommodations or special requests. Tenant must maintain inside units. Keeping your unit clean is the tenant's full responsibility. Any alterations to the unit must be pre-approved by management, and completed professionally. This includes blinds, accessories, painting, etc. Tenant's also clean units, replace light bulbs & keep drains cleared of debris.
8. Tenant must notify management of problems. **Water leaks**, heat issues, any appliances (if furnished) and windows, etc. Failure to report a leak is a direct violation of building rules. If in doubt, SHUT OFF utility valves to prevent water waste and notify management until we respond.
9. If any repairs are beyond our scope of correcting in a reasonable timeframe, tenants may be required to find another place to live. 1105 management will NOT be responsible for any additional fees for this type of arrangement. (See renter's insurance clause at bottom.)
10. Management reserves the right to do unit SAFETY checks. Pre-notices will be posted. We will always knock before entering!
11. **These are basically SLEEPING ROOMS!!!** | Sleeping = QUIET as much as possible. Excessive noise is a violation. Do not disturb neighbors.
12. These units are **for “ONE” person only!** Any visitors of tenants causing a disturbance or “disregarding any of these rules herein” will be required to leave the property IMMEDIATELY. **Visitors are a privilege not a right - it's tenant responsibility to inform their visitors.**
 - **If problems arise, only the person signed on the contract will be allowed to stay on the property. Visitors can affect a tenant's stay here. Only the person listed in this contract can use the 1105 address as their primary residence, absolutely no others may use this address.**
 - **This is subject to change! NO overnight visitors are allowed in a sleeping room. No guests or visitors after 10pm or before 6am. Visitors between 10pm and 6am will be considered a breach of this contract. These are Sleeping Rooms, for ONE, not apartments!**
13. **Candles, kerosene, any open flames, hot plates or Space heaters are absolutely “NOT” allowed in units**, management must approve any additional heat related items used by tenant. - Microwaves are allowed in the units for cooking. Tenant will be personally and financially liable for damages due to any neglect. There is no cooking between the hours of 10pm and 7am. **Please Cook carefully!**
14. While you may install an A/C, 1105 is not responsible to provide Air-Conditioning! 1105 provides the unit itself, heat, water and utilities!
15. **IMPORTANT: ALL ELECTRICAL items must be OFF when you're away. Disregarding this item is a violation.**
16. **Heat should remain ON when outside temps are less than 32 degrees only!**
17. **Any damages or problems caused by the direct result of a tenant's “negligence” will be billed immediately and accordingly based on costs incurred. This is not a damage deposit issue and will be handled on each individual occurrence.**
18. **Due to the extra utility usage, and if you place a refrigerator (ONE) in any unit, there is a \$20 per month charge per refrigerator.** Failure to notify Owner(s) or management of a refrigerator is a breach of this contract and will result in paying additional fees and an automatic loss of your deposit.
19. Water shut-offs may occur during emergency situations; if your water is off please leave the valves in the “closed position”. All water leaks must be reported immediately, failure to comply may result in tenant paying the difference in water bills. Units have water shut-off valves.
20. **No Pets or Children** are allowed; children can visit but cannot use this as their residence. **NO PETS AT ALL!** Any visiting children must remain as quiet as possible to avoid disrupting neighbors, no outside playing.
21. Any infestations, bugs, mice or similar must be reported to management. Units are inspected prior to occupancy; cleaning infestations will be the tenant's full responsibility and must be completed immediately and reported to management. (*refer to item 17*)
22. No high traffic visitors, long term stays or overnight visitors without permission of management. Also, there's no sub-leasing of any unit. Your visitors are not allowed to remain in unit while you're away; this will be treated as a long term stay. Please limit visitors!
23. **All vehicles** must move regularly, be operable, licensed & registered in tenant's name. Only “ONE” vehicle per tenant allowed in north parking lot. Any other and/or abandoned vehicles will be towed away at owner's expense. **No visitor parking in the 1105 lot.** Management must be able to clear snow in winter when necessary (Vehicle rotation is required). Additional lot fees may apply as well!
24. No stereos will be allowed if complaints arise, we expect these rooms to remain quiet at all times. There may be tenants who sleep during the day and others at night. Some work off shifts! **ALWAYS BE RESPECTFUL OF OTHER TENANTS! EXTRA quiet hours are 8pm to 8am. (We follow city noise ordinances). Upper level units please remain careful on floors (Noise)! In general: Please keep to yourself.**
25. Personal items, such as boxes, bags, or lawn chairs, etc. cannot be left outside. Property, decks and doorways must remain free of debris and cleared. Illinois Fire code requires all hallways and balconies to be clear **AT ALL TIMES!** These areas are not for storage. No outdoor grills allowed on or near wood decks. “Never” leave hot coals unattended!
26. **There is absolutely no soliciting, no excessive Alcohol, Drugs or Loitering on or around 1105 building property or decks. No outdoor parties!**
27. A 30-day move-out notice is required...when received; we reserve the right to show the units to potential renters anytime during the hours of 8am to 9pm, tenants are expected to clean everything. (*see Move-out Checklist*)
28. No excessive dumping in 1105 dumpsters. YOU MAY “NOT” ALLOW FRIENDS OR FAMILY TO DUMP TRASH HERE! No dumping from a vehicle (or storage units). **No dumping of large items, furniture or mattresses in 1105 dumpsters!** No trash should be left outside or on decks.
29. Opening any unit will be \$25.00 during hours and \$35 after hours. Our office hours are from 9am to 5pm Monday thru Friday. Otherwise, call and leave a message! Or, contact a locksmith - Breaking in is a criminal act and will be treated as so. All locks are changed prior to move-ins.
30. Most units are equipped with phone & cable wiring. Any additional wiring must be approved by management, done professionally and to code.
31. We have **24 hour cloud recorded digital video surveillance** of the entire property for your safety. It's 100% real!
32. 1105 building owner(s) and/or management are not responsible for damage or lost personal items in or around this property. 1105 is also NOT responsible for paying any additional tenant expenses in the case of disasters or any failures of infrastructure (i.e.: plumbing) of property. **1105 building owner(s) and/or management are not liable for any personal injuries** of any kind on these premises. This includes your visitors. All tenants are expected to carry **renters insurance** for themselves &/or their visitors, use caution and common sense in all weather conditions. If you disagree with this item in any way, you should not live here. **NO EXCEPTIONS! Tenants Initials: _____**

