



SAMPLE OF

APARTMENT LEASE

for a rental property managed by MURPHY DEVELOPMENT, INC.

1 This lease of the apartment identified below is entered into by and between the Landlord and Tenant (referred to in the
2 singular whether one or more) on the following terms and conditions:

3 Make rent checks payable to:

4
5 **Tenant:** _____ **Landlord:** _____
6
7
8
9
10 _____
11 (No Others Allowed)
12 Unless emergency, PLEASE call during office hours so we can
13 personally assist you. (920) 337-6373 or 1-800-236-6373.
14 **OFFICE HOURS: 8:00 AM to 5:00 PM Monday – Friday**
15
16 **Building Address:** _____ **Agent:** _____
17 _____ **Mail to** _____
18 _____ **780 Parkview Road**
19 _____ **Green Bay, WI 54304**

20 **NO SMOKING IN COMMON AREAS WHICH**
21 **INCLUDE HALLWAYS, LAUNDRY ROOMS &**
22 **AREAS, AND BUILDING ENTRANCES.**

23
24 _____ (City, Village/Town) _____ WI
25 _____ (County) _____ (State) _____
26 **Apartment Number:** _____ **Garage Number:** _____ **Opener (Yes) xx (No) _____**
27 **Lease term:** _____ **See line 35 for further details**

28 **Last day of lease term:** _____ **Month**
29 **IMPORTANT: PROPER NOTICE IS A 45-DAY WRITTEN NOTICE SO UNIT BECOMES OPEN ON THE FIRST DAY OF THE MONTH!**

30 **Apartment Rent:** \$ _____ **Per:** _____ **Month**
31 **Payable at:** _____ **780 Parkview Road** **Green Bay, WI 54304**

32 **on or before the** _____ **FIRST** _____ **day of each** _____ **MONTH** _____ **during the term of this lease. A late fee of \$20.00 will be**
33 **added to rent if tenant doesn't have rent in Landlord's office by 3rd day of each month.**

34 **Utility charges, other than telephone, are included in the rent, except electricity which Tenant shall pay promptly when due.**
35 **IF MINIMUM STAY ISN'T HONORED AND/OR IF IMPROPER NOTICE IS GIVEN TO MOVE, TENANT UNDERSTANDS HE/SHE IS**
36 **LIABLE FOR RENTS UNTIL UNIT RE-RENTS AND COST OF THAT RE-RENTAL. RE-RENTAL COSTS ARE A \$500 OFFICE HANDLING,**
37 **LEASE PREPARATION, COMMISSION FEE; PLUS ADVERTISING; FREE RENT. Also, see Rule 11 of 'ADDENDUM RULES'.**

38 **TENANT AGREES: to thoroughly clean unit (including carpet) after tenancy ends; Report heat problems timely; To abide by**
39 **the attached 'ADDENDUM RULES' which are attached hereto as Exhibit A and are incorporated into this agreement as if set**
40 **forth in full. Tenant has received a copy of this lease plus attached Exhibits and addendums and has reviewed all lease terms**
41 **prior to signing.**

42 **Initial:** _____
43 **This lease shall be automatically renewed, on identical terms, except that it shall be a month-to-month tenancy, WITH A 45-**
44 **DAY NOTICE REQUIRED SO UNIT COMES OPEN ON THE FIRST DAY OF A MONTH. Landlord will give tenant a written notice**
45 **of renewal at least fifteen days prior to the stated effective date of renewal.**

46 **Tenant shall not assign this lease or sublet the premises or any part thereof without prior written consent of Landlord. If**
47 **Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this**
48 **lease.**

49 **Upon execution of this lease Tenant paid a security deposit of** \$ _____ **to be held by** _____

50 **If the person holding the security deposit is a licensed real estate broker, acting as agent, it shall be held in the broker's trust**
51 **account. The deposit, less any amounts withheld, will be returned in person or mailed to Tenant's last known address**
52 **within 21 days after Tenant vacates the premises. If any portion of the deposit is withheld, Landlord will provide an**
53 **accompanying itemized statement specifically describing any damages and accounting for any amount withheld. The**
54 **reasonable cost of repairing any damages Tenant, normal wear and tear excepted, will be deducted from the security deposit.**
55 **Tenant has 7 days after the beginning of the least term to notify Landlord in writing of damages or defects in the premises; no**
56 **deduction from Tenant's security deposit shall be made for any damages or defects of which notification is given. Landlord**
57 **will give Tenant a written description of any physical damages charged to the previous tenants' security deposit before a**
58 **security deposit is accepted, or at the same time the previous tenant is notified of security deposit deductions, whichever**
59 **occurs later. (A check-out inspection outline is furnished to tenant at this lease signing to indicate clean condition unit must**
60 **be left in).**

61 **Tenant agrees to vacate the premises at the end of the lease term or the extended lease term, and promptly deliver the keys**
62 **to Landlord and be out by 12 Noon at the latest on the last day of vacating month.**

63 **Landlord may enter the premises at reasonable time and with 12 hours advance notice, with or without Tenant's permission**
64 **to inspect the premises, make repairs, show the premises to prospective tenants or purchasers, or to comply with any**
65 **applicable law or regulation. Landlord may enter with less than 12 hours advance notice upon specific consent of Tenant. No**
66 **advance notice is required for entry in a health or safety emergency or where entry is necessary to preserve and protect the**
67 **premises from damage in Tenant's absence.**

68 **If tenant shall abandon the premises before the expiration of the lease term, Landlord shall make reasonable efforts to re-**
69 **lease premises and shall apply any rent received. Less costs of re-leasing, to the rent due or to become due on this lease, and**
70 **Tenant shall remain liable for any deficiency. If Tenant is absent from the premises for three successive weeks without**
notifying Landlord in writing of such absence, Landlord, at Landlord's sole option, may deem the premises abandoned.

DISPOSAL OF 71
TENANT PROP 72
TENANT 73
OBLIGATIONS/ 74
USE 75
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IMPROVEMENTS 88
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if Tenant shall leave any property after vacating or abandonment of the premises, Tenant shall be deemed to have abandoned the property, and Landlord shall have the right to dispose of the property as provided by law.
During the lease term, as condition of Tenant's continuing right to use and occupy the premises, Tenant agrees and promises:

1. To use the premises for residential purposes only by Tenant mentioned herein!
2. Not to make or permit use of the premises for any unlawful purpose or any purpose that will injure the reputation of the premises or the building of which they are a part.
3. Not to use or keep in or about the premises anything which would adversely affect coverage of the premises or the building of which they are a part under a standard fire and extended insurance policy. We encourage tenants to have renters insurance.
4. Not to make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building which the premises are located. **WE WILL EVICT A TENANT WHO IS TOO NOISY.**
5. Not to keep in or about the premises any pet unless specifically authorized as a special condition to this lease.
6. To obey all lawful orders, rules and regulations of all governmental authorities.
7. To keep the premises in clean and tenantable condition and in as good repair as the beginning of the lease term, normal wear and tear excepted and properly clean unit upon moving out.
8. If obligated to pay for heat for the premises, to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
9. Unless Tenant has received specific written consent of Landlord, not to do or permit any of the following:
 - a. Do not paint upon, attach, exhibit or display in or about the premises any sign or placard.
 - b. Do not alter or redecorate the premises.
 - c. Do not drive nails, tacks, screws or apply other fasteners on or into the walls, ceiling, floor or woodwork of the premises. Tenant may decorate, but must restore apartment to original condition. Any repairs arising from said decorating will be tenants responsibility.
10. Not to permit any guest or invitee to reside in the premises for any period exceeding 3 days without prior written consent of Landlord.
11. To be liable for all acts of negligence of breaches of this lease by Tenant and Tenant's guests and invitees.

If this lease is for a term of one year or less, should Tenant neglect of fail to perform and observe any of the terms of this lease, Landlord shall give Tenant written notice of such breach requiring Tenant to remedy the breach or vacate the premises on or before a date at least 5 days after giving such notice, and if the Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action expel Tenant from the leased premises without limiting the liability of Tenant for the rent due or to become due under this lease. If Tenant has been given such a notice and has remedied the breach or been permitted to remain in the premises, and within one year of such previous breach, Tenant commits another breach, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving of the notice.

If the premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant may terminate the lease or vacate the premises and rent shall abate until the premises are restored to a condition comparable to their prior condition. Landlord shall have the option to repair the premises and if repairs are not made this lease shall terminate. If the premises are damaged to a degree which does not render them untenable Landlord shall repair them as soon as reasonably possible.

Landlord may make such reasonable rules governing the premises and the building of which they are part as Landlord deems necessary. Tenant agrees to observe and comply with all rules and any violation of the rules shall be deemed a breach of lease. Landlord may make changes in the rules and shall give written notice of changes to Tenant at least 14 days before the new rules become effective. Tenant acknowledges receipt of the attached rules prior to the execution of this lease. Tenant had a personal Lease Review W/Managers Office.

All tenants, if more than one, shall be jointly and severally liable for the full amount of any payments due under this lease, as well as all other lease responsibilities.

The premises and the building of which they are a part are not currently cited for uncorrected building or housing code violations.

The premises contain the following conditions adversely affecting habitability: None

Landlord promises to repair, clean or improve the premises as follows by the completion dates noted: None.

Unit includes: Stove, Refrigerator, Disposal, Mini-blinds, Air Conditioner, Dishwasher, and Microwave.

IN WITNESS WHEREOF, the parties have executed this lease on: _____
LANDLORD:

RENT MUST BE PAID BY CHECK OR MONEY ORDER ONLY! BY: _____

NUMBER OF KEYS RECEIVED: _____
TENANT: _____
Hunter Olson, Licensed Agent
Andrea Schoenwalder, Managing Broker

APARTMENT _____

MAILBOX _____

GARAGE _____

DATE TENANT RECEIVED KEYS: _____
(Please notify us if your last name changes)

TENANT IS MOVING IN _____ AND PAYING _____ FOR _____ RENT.
AFTER THIS, RENT IS DUE ON THE FIRST DAY OF THE MONTH PER THIS LEASE.

PLACE OF EMPLOYMENT: _____ WORK PHONE # _____

VEHICLES: _____