

# Property Policies

10745 Beal Avenue, Hayward, WI 54843

1. No smoking/vaping allowed in the units or on the property.
2. No pets are allowed in the units or on the property.
3. Report any damage (accidental or purposeful) to a rental unit to the property owner within 48 hours (i.e. holes in the wall, broken windows, busted locks, etc.).
4. Report any repairs that need to be fixed to the property owner within 48 hours (i.e. broken refrigerator, stove, hot water heater, leaking toilet or shower, etc.)
5. A tenant may hang pictures and decorations on the wall. If at all possible, please use nails (not screws)
6. Guests (unregistered tenants) are allowed to reside in the property for no longer than 30 days in a year. Any new person occupying the rental unit staying longer than 30 days in a year needs to be screened and approved by the property owner via a Rental Application.
7. Tenants may not sublease the rental units.
8. Each tenant has access to one garage unit.
9. Please park in front of the unit's designated garage. Please don't park in front of the dumpster.
10. Please don't mount a TV on the walls.
11. Please don't mount curtain rods without prior permission and approval from the landlord.
12. Please be courteous of your neighbors especially in regard to excessive noise.
13. No grills or cooking on the upper decks. Please do any grilling on the ground. You can store the grill behind the garages.
14. No additional A/C units in windows. Primary A/C should be enough to cool the unit in any hot seasons.
15. No cable or satellite TV service will be connected to the property.
16. Internet can be installed with the landlord meeting the installer during the installation. A place has been designated for it. Any TV service would need to be a streaming service. No cables will be run between rooms.
17. Tenants cannot store lawn furniture, trailers, play equipment, or any other object outside of their garage unit or rental unit without the permission and approval of the property owner.
18. Snow removal, lawn maintenance, garbage service and water is provided by the property owner and is not the expectation of the tenants.
19. Tenants may decorate the outside of the property to the mutual agreement of all tenants.
20. Any desired improvements or changes to the structure of the property or rental unit need to be approved by the property owner.
21. Occupancy standards: No more than 4 people can occupy a rental unit. This is based on state and federal housing standards of 2 people per bedroom.
22. Garbage service is included in the rent. Normal household garbage needs to be bagged and is acceptable to place in the dumpster located on the property. However, items such as small refrigerators, dehumidifiers, TV's, washer and dryer, A/C units, grills, electronic equipment, oil, and hazardous material is NOT allowed in the dumpster and is the responsibility of the tenant to dispose of properly. These items may NOT be placed by the dumpster nor stored outside of the rental unit.
23. Feel free to contact the property owner with any issues or questions you might have related to the rental unit or property.