

Security Deposit Agreement

IEI Inc. Management

Date_____

Received from _____ (resident) \$_____ Cash ____ Check ____
as a Security Deposit for Apartment No. _____ in Summit Arms Apartments at Madison, S.D. In accordance
with and subject to the terms and conditions of the "Standard Apartment Lease" signed concurrently herewith
by the Resident of which this forms a part. The terms of the deposit are:

1. If the lease is not approved (as herein provided) on or before the date of said lease is to become effective,
the deposit will be returned to the Resident.
2. If the lease is approved, the deposit will be returned to the Resident upon satisfaction of the following
conditions:
 - (A) The full term of the lease has expired, and a 30 day written notice, as required by the Lease, has been
given before the first day of the month, with move out date no later than the last day of the month.
 - (B) Premises and contents, are returned in as good a condition as received, subject to normal wear,
including but not limited to range, refrigerator, cupboards, sinks, stools, closets, shelves, floor
coverings, walls, windows, air conditioner, tub and shower, drapery rods; and all debris and rubbish
shall be discarded in proper places.
 - (C) Utility and telephone accounts terminated and charges therefore paid in full.
 - (D) All rents, including current month paid in full, and all keys returned.
 - (E) "Security Deposit Withholding Statement and Refund Checklist!" completed in full and signed by
both parties and Resident's forwarding address delivered to Management.
3. This is a Security Deposit only, and the Resident cannot demand or require Management to apply all or any
part of the same to or upon rent payment due or to become due. In the event Management shall elect to so
apply, Resident will immediately, upon demand, deposit additional funds with Management to bring amount
equal to the amount deposited herewith. Failure to do so shall in Management options be deemed to be
termination of the lease.

SIGNED _____ SIGNED _____
Manager Resident

DATED _____ DATED _____

IEI Inc. Management

-Guide Governing Occupancy-

The Management will appreciate your observance of the following Guide Governing Occupancy in order to insure
your comfort and the comfort of your neighbor.

1. No security deposit will be refunded if the resident moves before the full term of the lease has expired.
2. All residents and their guests are expected to conduct themselves in a manner befitting respectable living. Grounds
for immediate eviction will include but not be limited to over-indulgence in alcoholic beverages or loud boisterous
parties or arrest for illegal use of drugs. Residents may be held responsible for any actions by their guests.
3. Please show consideration for your neighbors with regards to Television, Radio or Stereos. The volume should be
turned down at all times.
4. Please do not allow children to run, eat or play in driveway, stairways, walkways or hallways. Tricycles, wagons,
scooters and other mobile toys must not be left in the yard or walkways when not in use.
5. Do not throw trash, such as bottles, paper or containers on this or adjoining premises.
6. It is permissible for you to hang pictures, mirrors, etc. on the apartment walls, providing you use very small nails or
brads. Large nails, screws, tape hangers, bolts, etc will not be permitted. **NO scotch tape, foam tape, contact paper or
glue on doors, walls or appliances.** No holes are to be drilled or made in doors or walls.
- 7 Please use standard location in your apartment for telephone.
- 8 Residents must furnish their own light bulbs. Halogen floor lamps are not allowed in Apartments.

9 When defrosting the refrigerator, DO NOT use a sharp instrument. Use pans of hot water.

10 Clothing, rugs, mops, and other articles shall not be stored or hung from the balcony. Summit Arms provides window treatments and anything else placed on windows must have management approval. This includes: blinds, shades, drapes, etc.

11 Bathroom- do not flush any paper towels, sanitary napkins or disposable diapers in the toilet. The manufacturer has made the paper in these items so they will not DISSOLVE OR FALL APART IN WATER. The Residents are specifically responsible for cost of repairs and service charges resulting from their carelessness in using the refrigerator, range, air conditioner, heater or any mechanical equipment; and for DRAIN BLOCKAGES especially clogged toilets and sinks caused by attempting to dispose of above items.

12 Tenants shall keep their premises in a clean and sanitary condition at all times. Ovens should be regularly cleaned. Refrigerator regularly defrosted. Grease of any kind should not be disposed of in the sink or toilet. Inspections by management may be made on a regular basis. If unit is found dirty or in such a condition as to cause an endangerment to the health and safety of the Tenant or other Tenants, the Tenant will be required to correct the condition within a reasonable time frame set by Management. In the event the Tenant does not conform, Management reserves the right, upon reasonable notice, and at the Tenant's expense, to enter the unit for the purpose of rectifying the condition. Management may at its discretion also evict the Tenant.

13 For your convenience coin operated washers and dryers are on the premises. It is not permitted to have your own washer or dryer in the apartment. Resident may be held responsible for damage done by overloading the washer.

14 NEVER pay your rent to anyone but the manager unless the owner or manager has instructed you otherwise.

15 Report any complaints or repairs immediately to the manager.

16 Rugs, boxes, mats, garbage, overshoes and shoes are NOT TO BE LEFT IN THE HALLS

17 Parking stalls will be assigned by the Manager. When entering or leaving the premises, please operate your car at a speed not to exceed five miles an hour.

18 Do not operate air conditioner when outside cover is on for the winter season. When operating, a clean air filter will help the air conditioner run more efficiently. Wash the filter with warm soapy water.

19. Summit Arms has a "No Party Policy". The goal of this is to alleviate damages to the building and property and to keep the atmosphere such that tenants respect each other's right to the quiet and peaceful enjoyment of their homes. The term "party" refers to any situation or loud and unruly gatherings, which result in complaints from one or more tenants or persons at the property, or results in any visits from law enforcement authorities in response to loud or otherwise disruptive activities.

20. "No Bulk Alcoholic Beverages" of any kind are allowed on the premises or the grounds. Alcohol consumption and open containers are not permitted in the public areas, parking lots or outside the building.

21. VACATING procedure. Except by previous and special arrangement with the Management. It is understood that all moving out dates are the last day of the month, and the rent must be paid for the full month of departure. This is so whether or not a Resident originally moved in during a month and not at the beginning. Staying beyond an agreed moving date, or failing to move after giving notice and the apartment is re-rented, may result in Civil Action at Law against Resident for recovery of damages resulting there from. Resident staying beyond an agreed moving date any number of days, for whatever reason must pay rent for an additional month. When moving in or out it is NOT permissible to back trailer, truck, or cars up next to the door or building. After giving notice, you agree to permit the manager to show your apartment to a prospective tenant.