



Hanging Out

(773) 384-3900 www.hangingout.net

Move In Info

Welcome to Hanging Out!

Contact:

The best way to contact us is electronically via email or the "Tenant Portal". If it is a question about leasing, or money, or book keeping, etc, feel free to email us directly. If it is a maintenance issue it must be entered as a work order through the "Tenant Portal". This way we have a record of your problem or request and the proper people will handle it. When we contact you, it will be via email unless it is an emergency.

Moving:

We know this can be a tough situation for both the groups moving in and out. We ask both groups to be considerate of the other. If you need extra time to get in or out, this may be negotiable with the current tenants. However, your lease doesn't start until 12:01 a.m. on the 1st day of your lease and ends at 12:00 p.m. (Noon) on the last day of your lease.

We typically will try to have you coordinate directly with the current tenants, as we have found this creates the least confusion and allows you to get into the apartment in a time that is most beneficial for all parties. So you will probably get the keys directly from the current tenants. If there are any issues with communication or keys or whatever with the current tenants, then we are happy to help and get involved.

Apartment Condition:

Please examine your apartment when you move in. If you feel there is something wrong, please notify us immediately. The Move Out Info is included in this document and these things will be asked of you when you move out. When you are moving out, it is too late to complain about a problem you had a year ago moving in. If your apartment has a screen door be careful because if left open the wind may rip it off and you will be responsible.

Anything that is wrong with your apartment, whether it is cleanliness or repair problems will be remedied as soon as possible, which is normally in the first week. If there is anything you plan on cleaning or repairing yourself, please take photos and check with us first. If you have no record of the problem and then repair it anyways, we have no way to reconcile that and won't be able to pay you for your time or expense.

The things we don't ask tenants to clean (nor do we guaranty their cleanliness) are fans, vents, windows, screens and blinds. Tiny nail holes are OK as well, because normally you will hang your pictures in the same spots. Large holes should be repaired.

Renter's Insurance:

We highly recommend that you purchase renters insurance! It is typically only tens of dollars a month. If there is a break in, busted pipe, flood, fire, etc, we do not have insurance for your belongings, and it will be a small amount of money, well spent. Please note that any storage area may take on as much as 12" of water in a bad rain, we are not responsible for this either.

Maintenance:

We ask that you report ANY problems. We would rather know about it now, when it is a little problem, than find out about it later, when it becomes a much bigger problem, like the time a small leak turned into a ceiling falling down. Sometimes the remedy may be simple, other times there may not be a quick solution.

Drains:

NEVER pour any drain openers into drains; It won't work & eats away the pipes. Call us, if needed, to help with the problem.

Toilets:

Do not flush **TAMPONS, wet wipes**, or anything large. It will clog the pipes and you will have to pay to fix them.

Fuses:

Your apartment is fully rehabbed, so if a circuit break blows please notify us, as this shouldn't happen.

Filters:

All furnaces have filters, to keep you air fresh, you should change your filter each month.

Smoke/CO detectors:

Every unit has them. If yours are missing please notify us. The batteries are your responsibility.

Painting:

There is no painting allowed in the apartment. If you have violated your lease and painted, then you will immediately be charged the per room painting fee. If you decide to return your apartment to the proper colors before you vacate, you will be paid back those fees. If we never charged the fee, then the fee will be issued on your final move out bill, if the apartment is not painted back to the proper colors. If you paint it back yourself, please contact us, to be sure you use the proper color and sheen of paint. If you don't confirm the color with us and the paint isn't matching, then we will still have to charge you the per room cost for us to paint.

Animals and Carpets:

If we have agreed to allow you to have an animal in your apartment and you have carpet, the carpet must be professionally steam cleaned before you move out, or we will do it for you and charge you for it.

Referrals:

We greatly appreciate referrals. So we are pleased to offer a **\$250** credit to any current tenant that refers to us a new tenant who signs a one year lease at a different apartment, moves in, and pays rent the first month's rent on time. Please note we do not pay a referral fee for sublets, re-lets, transfers or if you change a roommate.

Alarm systems:

For those units that have alarm systems, they are **NOT** monitored by an alarm company or the police. We strongly suggest you use the alarm system if you have one. Email us a 4 digit code and we will enable it. We don't have the system monitored because it is a waste of money since the Chicago police show up about an hour after they are notified. The \$300 or more you would spend on monitoring, would be better spent on renter's insurance.

Laundry:

Many units have laundry machines in them, in other buildings it is in the common space. Do not overload the machine as it will not work. It won't spin your clothes dry and ultimately it will just break the machines.

Garages:

If you have a spot, be careful what you leave in the garage. Garages are often broken into and if your bicycle or any other items are not physically locked to something in the garage, they may get stolen.

This lease does not including snow plowing of the alley, driveway apron, or any other portion of the parking area.

Thanks for renting from us!



Hanging Out, LLC

1922 N Wood St, Chicago, IL 60622
Phone: (773) 384-3900, www.hangingout.net

Move Out Info

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Procedures for vacating your apartment:

Please be advised that you are legally obligated to vacate the premises by 12:00 p.m. (Noon) on the last day of your lease. If you have not vacated the premises and returned all keys to us by this time, we will enforce the **HOLDOVER** clause in your Lease which states that you will be liable for double the monthly rent in the event that you (the Lessee) retain possession of all or any part of the apartment after the ending date of your Lease.

When you move out, these are the things that are required and what we will be inspecting & looking for:

Your place needs to be cleaned and returned to us as though no one had lived there.

If you clean the place yourself, please do a very good job. If you spend an hour just doing a cursory cleaning, the apartment may not be acceptable and you will be upset when we have to charge you for a cleaning even after you spent some time cleaning the place. Be sure that you clean all cabinets, shelves, appliances (refrigerator, oven, stove, microwave, dishwasher, etc) sinks, tubs, showers, floors, carpets and anything else that is required.

If you choose to have us do this, we will hire a service and directly charge you for that service. The charge ranges anywhere from \$80 to \$300 depending on the size of your unit and how dirty it is. This is the charge that comes directly from the cleaning company and we pass it along to you.

If there is an odor in your apartment after cleaning, we will consider the apartment not cleaned. Residual smells are usually caused by animals or smoking. If this is the case you will be charged for painting to remove the smell.

ALL light bulbs must be working and ALL batteries must be working in devices such as thermostats and smoke detectors. If we have to replace ANY bulbs or batteries, there is a \$60 charge plus costs of the material.

There is no painting allowed in the apartment. If you have violated your lease and painted, then you will immediately be charged the per room painting fee. If you decide to return your apartment to the proper colors before you vacate, you will be paid back those fees. If we never charged the fee, then the fee will be issued on your final move out bill, if the apartment is not painted back to the proper colors. If you paint it back yourself, please contact us, to be sure you use the proper color and sheen of paint. If you don't confirm the color with us and the paint isn't matching, then we will still have to charge you the per room cost for us to paint.

After move out and expiration of your lease:

Your apartment will be inspected. We will then wait about two weeks or so while the new tenant is in the apartment to see if there are any other problems that they find that we didn't see.

At the end of that 2 week period, you may get a final itemization, if there are any problems or damage. We expect this to be paid within 14 days. If not, we will use all means necessary to collect, which may have an adverse affect on you and your credit report should you choose to avoid us.

Thanks for renting from us, and please feel free to check our website in the future if you or your friends are looking for an apartment.

Thanks,
The folks at Hanging Out, LLC

Move Out Charges

01/06/17

Should any of the items below apply, they will be the tenants responsibility and should be rectified by the tenant. Otherwise, the tenant will be charged to remedy the situation. The apartment must be returned in its original condition.

1. Tenant must vacate the premises no later than midnight on the lease's expiration date. Should Tenant occupy the premises after lease has expired {Holdover}, Tenant will be charged double the monthly rent for that month as per the Lease.
2. The entire apartment must be cleaned including the kitchen and all appliances, bathrooms, cabinets, closets, carpet, floors, etc.
3. Any stickers, foam tape, scratches, large holes or gauges left in the walls must be removed and repaired.
4. Any part of the apartment that has been painted must be returned to the original color or you will be charged the per room painting charge..
5. If the floors have gauges, indentations, scratches, stains, or smell, the charge to clean, refinish or replace will be the tenants responsibility.
6. All trash must be left in the garbage cans in the alley. Please notify us immediately if there is excess trash and we will call for an additional pickup.
7. All keys, including mailbox key, must returned. If tenant has changed or added locks, all new keys must be returned as well.
8. You must pay for any damage you or your guests cause. This includes but is not limited to:
 1. Clogged drains and toilets. **DO NOT FLUSH TAMPONS!**
 2. Water damage caused by failure to use shower curtains, or overflowed sinks, tubs, toilets, or appliances.
 3. Damage to furnace cause by failure to change filter.
 4. Fires caused by storage of items in furnace closet.
9. If it has been determined that the Tenant was smoking in the apartment, the Tenant will be charged the cost to repaint the apartment and the cost to clean the carpets.
10. If it has been determined that the Tenant was harboring an animal in the apartment, without the written consent of the landlord, the Tenant will be charged the cost to repaint the apartment and the cost to clean the carpets, plus \$50 per day for every day that the animal was in the apartment.
11. If there is an odor in your apartment after cleaning, we will consider the apartment not cleaned. Residual smells are usually caused by animals or smoking in the apartment. If this is the case you will be charged for painting to remove the smell.
12. Tenant shall not paint the apartment without written consent from the landlord. Even with consent, upon vacating the unit, the Tenant must repaint all areas according to the specifications set forth by the landlord, or the per room cost to repaint will be charged to the Tenant.

If the above conditions are not complied with, the cost of labor and materials for cleaning, repairs, removals and replacements, where applicable, or rent loss due to necessary repair time, and numerous other charges based on damages, will be added as increase in rent due to these rectify these problems. Tenant will also be liable for any costs required to bring the apartment up to the condition it was prior to renting to the said Tenant.

In the event that any of the foregoing has not been performed by the Tenant, the following specific cleaning and replacement charges will be immediately due from the Tenant to the Landlord, there are additionally many other things that will require a fee from the Tenant:

- Replace any light bulbs or batteries: \$60 + cost of supplies
- Replace locks (keys not returned): \$225
- Keys: \$50 per set
- Appliance cleaning: \$75 per appliance
- Cabinet/Closet cleaning: \$20 each
- Carpet cleaning: \$300
- Sweep / Mop floors: \$60
- Gauges in the hardwood floor:: \$100 minimum
- Painting: \$250 per room