

Bay Ave Policies |

10430 Bay Ave
Hayward, WI 54843

The following are policies related to acceptable and unacceptable conduct on the rental property.

1. No smoking allowed in the units or on the property.
2. No pets are allowed in the units.
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, shelves, hooks, etc on the walls.
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 sub-lease the rental units.
8. Each tenant has access to one garage unit.
9. 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.
10. Tenants may maintain a flower garden by their rental unit as directed by the property owner. Unattended and uncared for gardens will be taken over by the property owner.
11. Snow removal, lawn maintenance, garbage service and water is provided by the property owner and is not the expectation of the tenants.
12. Tenants may decorate the outside of the property to the mutual agreement of all tenants.
13. Any desired improvements or changes to the structure of the property or rental unit need to be approved by the property owner.
14. 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.
15. 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.
16. Feel free to contact the property owner with any issues or questions you might have related to the rental unit or property.