



GENERAL INFORMATION

- ~ Leases are available for one year.
- ~ We will allow up to 2 unrelated adults on a lease - *any person over the age of 18 must be on the lease and must fill out an application to be approved per our guidelines.*
- ~ Security Deposit is ½ months' rent - *provided you have excellent credit and rental history. See approval requirements.*
- ~ All units have laundry facilities whether the washer/dryer is included in the unit or hook-ups are available to bring in your own washer/dryer. We will provide washer/dryers in our Townhomes for an additional \$30/month.

UTILITIES

- ~ Tenants are responsible for all utilities (Gas, Electric, Water, etc...)
- ~ As a general guideline you can use the following estimated monthly costs for the utilities:
 - 2 Bedroom = \$150 (\$115 Gas/Electric, \$35 Water)
 - 3 Bedroom = \$175 (\$135 Gas/Electric, \$40 Water)

Please note that these amounts will vary greatly depending on current rates, location and lifestyle.
- ~ For an average cost at a specific address, you may contact the utilities to find out a high/low that the previous tenant has paid.

Alliant Energy (electric)	800-862-6222
MG&E (gas) (<i>gas&electric at Manchester</i>)	608-252-7222
Madison Water Utility (sewer/water)	608-266-4641

LAWN CARE AND SNOW REMOVAL

- ~ Townhomes = Midland Rental provides both lawn care and snow removal.
- ~ Duplexes = Tenants are responsible for all lawn care and snow removal.
 - ~ *Due to neighborhood covenants, Midland Rental does provide both lawn care and snow removal at the duplexes located on Talc Trail and Broadmoor Street.*

PET POLICIES

- ~ Pets **are not** allowed at Manchester Townhomes (McKee Road) or at Raymond Ridge (Raymond Road).
- ~ We will allow up to two (2) cats at our townhomes on Tottenham Rd, Singleton Ct and N. Wickham Ct. We will also allow two cats at Scenic View in buildings with the following addresses only: 6901, 6909, 6917 & 6925 Chester Dr.
- ~ We will allow one (1) dog and up to two (2) cats at any of our Duplexes.
- ~ We require an additional deposit of \$200 as a pet deposit. If based on our criteria you will already be paying a full month's rent for your security deposit, there will be no additional security deposit collected for pets.

SCHOOL DISTRICTS

- ~ Most of our properties are in the Madison School District :
 - Huegel Elementary School – 2601 Prairie Rd – (608) 204-3100
 - Toki Middle School – 5606 Russett Road – (608) 204-4740
 - Memorial High School – 201 S. Gammon Road – (608) 663-5990
- ~ Exception: Midtown Duplexes (Broadmoor St.):
 - Stephens Elementary School – 120 S. Rosa Rd. – (608) 204-1900
 - Jefferson Middle School – 101 S. Gammon Rd. – (608) 663-6403
 - Memorial High School – 201 S. Gammon Rd. – (608) 663-5990
- ~ Exception: Manchester Townhomes (McKee Rd.) are in the Verona School District (608) 845-4300