



EAST LANSING LEASE ADDENDUM
City of East Lansing <http://www.ci.east-lansing.mi.us>
Call the Rental Housing Department at (517) 319-6857 for Housing Questions

UNIT ADDRESS: _____

1. **LICENSE AND INSPECTIONS.** A valid rental license is required for all rentals. It must be displayed inside the premises. A person who rents out or occupies a rental without a license may be fined up to \$500 per day. All rentals are subject to inspections by the City Housing Compliance Officers.

2. **OCCUPANCY LIMITS.** This unit is licensed for a maximum of _____ unrelated individuals, family or a domestic unit. This occupancy limit must be displayed on the license and in the lease. Owners and all tenants may EACH be fined up to \$500 a day for over-occupancy.

3. **SLEEPING ROOMS.** Basements, attics and other rooms cannot be used as sleeping rooms if they do not comply with requirements for windows, square footage, exits and ventilation. These requirements are in place for the health and safety of the tenants. Violators may be fined up to \$500 or sentenced up to 90 days in jail. Under these requirements, using the following areas as a sleeping room is illegal:

T _____ T _____ T _____ T _____

4. **PARKING.** Park only in designated areas. Parking on the lawn, over the sidewalk, or on the street from 2 a.m. – 5 a.m. is illegal and subject to tickets and fines.

A. This unit has _____ legal parking spaces, as shown on the attached parking plan.

B. This unit is in a neighborhood **with** **without** (CIRCLE ONE) permit parking.

5. **TRASH AND RECYCLING.** Owners must supply approved containers and covers for trash, and provide approved storage where trash remains until weekly pickup. Owners and/or tenants must properly store, remove, and dispose of all trash/litter and recyclable items. If the City provides trash and/or recycling services, the owner must provide blue recycling bins. The City will collect one trash bag or container each week without charge. All other trash must be placed in yellow City trash bags (available five for \$5 at local stores, City Hall and the Department of Public Works). Trash must be placed at the curb for pickup. Trash may not be set out earlier than 7:00 p.m. the evening before scheduled pickup. Responsible party should check and initial.

Trash Removal from Storage Area to Curb for Pickup: 9 Owner 9 Tenants

Trash and Recycling Service provided by: 9 Owner 9 City

6. **NOISE OR PUBLIC NUISANCE:** Penalties for noise violations may result in civil and criminal fines up to \$500 and up to 90 days in jail. A property is a public nuisance if it is violation drug, liquor, public health, safety or welfare laws. The penalties are substantial and may include eviction and forfeiture of personal property, and may result in restrictions or revocation of the rental license. **Any violation of East Lansing City Code may be deemed a public nuisance.**

7. **PARTY LITTER.** Bottles, cans, cups, kegs, food wrappers or containers left in yards for more than eight hours from the time a litter violation notice is served is a municipal civil infraction, punishable by a maximum fine of \$500. The violation notice is issued to the property's occupants.



EAST LANSING LEASE ADDENDUM
THIS NOTICE MUST BE ATTACHED TO ALL LEASES FOR RESIDENTIAL PROPERTY
PLEASE READ CAREFULLY!

