

The W on Broadway

Rental Rules and Information

As of 6/21

Lease Agreement

All renters must have a signed lease agreement, executed by both parties with witnesses. This must occur prior to an apartment being assigned. The first month rent and one month of rent security deposit is due upon signing.

Rent is due the first day of each month or before.

Security deposit will be returned in full or partial based on the condition of your apartment upon moving out. After you move out, an inspection will occur, damages will be repaired and monies still available from your deposit will be returned. If the costs exceed your deposit, then you will be responsible for the additional monies due.

Optional services available include parking (on a limited basis) and furnished apartments (on a limited basis). Parking must be paid upfront. Furnished apartments are paid as part of the monthly lease.

Parking behind The W in the parking lot across from the alley is \$100 a month with a 12-month minimum and \$25 for a remote to open the parking lot gate and is not refundable. Remote replacements are also \$25.

Rent varies by apartment unit. Prices are available on the website at TheWonBroadway.com.

Building and Apartment Access

The primary entrance to the building is from the back alley. All residents should use this entrance as the primary means of entry and exit. Alley door entrances and fire escape entrances can be open via a door code. The code will be provided to you upon lease signing and will change periodically. You will be notified of the door code changes via email.

A key will be used to open your apartment door. Two keys will be provided for each unit. A \$25 charge will be incurred for lost keys or replacement keys.

The second and third floors can be accessed via the elevator, the grand staircase or either of the fire escape staircases.

In Case of Fire or Other Emergency

Please use the staircases to exit the building. There are evacuation maps on each floor. Please familiarize yourself to the closest exit in case of emergencies. Fire extinguishers are located throughout the building.

Hoopers Outdoor Center

Hoopers is a private, individually owned business and is not affiliated with The W on Broadway in any way. Renters should avoid entering and exiting through Hoopers retail space unless you are shopping in the store with an intent to buy items in the store.

Smoking

Smoking is not allowed anywhere in the building except in your individual apartment. Not in elevators, common areas, staircases, stairwells, Hoopers, etc.

If you choose to smoke in your apartment, then you must notify management prior to lease signing and include air filters in your apartment to avoid disruptions to other guests. Renters are responsible for the cost of air filters.

Pets

No pets allowed in the building at any time.

Electric Utilities

Each renter is responsible for securing their own individual contract with Paducah Power for electrical service. Gas service is not provided in the building. The electric power for the common areas is provided by the building.

Internet/Cable TV Service

Each renter is responsible for securing their own individual contract for internet and/or cable service. Each apartment is prewired for cable service with coax and ethernet lines. Additional line installations through walls, ceilings, etc is not allowed.

Trash

Each renter is responsible for the trash collection and disposal of trash in their apartment. Trash bins are located behind the building in the alley. Each renter is responsible for placing their trash in these bins for disposal.

Postal Service

Each apartment has a PO Box assigned. The US mail will be delivered on the first floor at the mailbox enclosure in the lobby. You will receive a mailbox key that is assigned to your apartment. Large packages will be placed in the large box at the bottom of the mailbox and your key will open that box. If you have a package, the US mail person should inform you of that by placing a note in your mailbox. Large packages that cannot fit in the mailbox will be placed on the floor besides the mailbox. Replacement mailbox keys are \$25 each.

Renters Insurance

Each renter is responsible for securing their own renters' insurance.

Storage

Some limited storage is available for bicycles and other large items.

Pest Control

Pest control services are provided for the building. Renters are responsible for any additional services within their apartments as they deem necessary.

Apartment Usage

All renters should be aware that security cameras are activated in all common areas.

Each apartment is furnished with window treatments. Renters are responsible for any damage that may occur to these treatments.

Each apartment is equipped with light fixtures and bulbs. Renters are responsible for replacements when needed.

Nails, hangers and other permanent intrusions in the walls are not allowed. Renters will be responsible for any repairs from wall hangings.

Banners or other items will not be allowed to be displayed from windows or through windows. Violations are subject to lease termination.

Sprinkler systems are installed throughout the apartments and common areas. Do not hang items or tamper with the sprinkler heads in any way.

Smoke detectors are installed in each apartment. Please advise management if the smoke detector needs to be repaired or replaced or is malfunctioning.

Each apartment has a washer and dryer provided at no additional cost. Maintenance or repair of these devices are the responsibility of the renter if the warranty is not valid.

Children under 12 must be supervised in the common area and should not utilize the elevator without adult supervision.

For furnished apartments, the furniture, accessories and fixtures are provided for the renter's enjoyment. Any damage in these furnishings will be the responsibility of the renter to repair or replace.

Maintenance Issues

Maintenance issues should be communicated to management via TheWonBroadway.com website. Concerns should be reported in the "Contact Us" section of the website.

Respect

Renters must be respectful of other renters in the building. The building complies with the cities excessive noise ordinance. If noises are too disruptive, call local law enforcement and then contact management via the "Contact Us" section of the website. Disruptive loud noise, unruly parties and other distractions could be reason for lease termination.

Emergency Issues

If medical emergencies, contact 911 or the local health care professionals. For life threatening emergencies, contact 911 or the local law enforcement professionals. After making those contacts, then contact management in the "Contact Us" section of the website. For non-emergency issues during business hours such as water leaks or issues, heating or air conditioning problems, lockouts, etc, contact management at Hoopers and then report the problem in the "Contact Us" section of the website. After business hours, non-emergency issues should be reported directly to the website.

The W on Broadway was built to restore a historic downtown building and to help revitalize downtown Paducah. Please assist us in these endeavors by taking proper care of the facilities, respecting others and enjoying the life of downtown living!

Read, Understood and Agreed

Date: _____