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Rules & Regulations - Home Lease

It is the desire of the owner to make your stay as comfortable and happy as possible. It is necessary to have the cooperation of the tenant so that all rights of the tenants and owner may be preserved. The owner requires observance of the following rules and regulations, which are drawn to provide the maximum satisfaction to both parties.

- _____ 1. Needed repairs should be reported promptly.
- _____ 2. Do not drive nails or put screws in woodwork. Pictures and decorative items should be hung on regulation picture hooks. Nothing is to be hung on wallpaper. Damaged wallpaper WILL BE replaced at tenant's expense.
- _____ 3. Be very careful with cigarette stubs. If property or furnishings are damaged as a result of cigarette burns, tenant WILL BE required to pay for all such damage.
- _____ 4. Do not put any rags or course paper in toilet bowls, as this will cause you considerable inconvenience and probably do serious damage. Expense or damage caused by negligent, stopping of waste pipes, or over-flow from any plumbing fixtures due to negligence, MUST BE paid by tenants.
- _____ 5. Tenants WILL BE required to pay for all breakage and damage done to carpets, appliances, shades, window-glass, curtains, or the building in general. Please be aware that children's red drinks, such as cherry Kool-Aid will PERMANENTLY stain carpet. Bleach will also PERMANENTLY damage carpet. Replacement WILL BE at tenant's expense.
- _____ 6. Tenant is to replace or clean air filters on air conditioning and heating systems monthly. Failure to do so could result in forfeiture of deposit.
- _____ 7. Tenant is to keep all appliances and hood fans clean to insure good working order.
- _____ 8. Tenant should check electric breakers and electric burners and be sure appliances are plugged in before calling for repairs to be done. Any unnecessary repair call WILL BE charged to the tenant.
- _____ 9. When a 2nd service call is required because of absence of tenant, after being informed tenant would be home, service charge WILL BE paid by the tenant.
- _____ 10. Pest control IS the tenant's responsibility.
- _____ 11. NO pets will be allowed without written permission of management.
- _____ 12. Motorcycles, motorbikes, and minibikes are not to be driven within the property. These vehicles are not to be driven on the grass or the recreation areas of the property.
- _____ 13. All vehicles on the property are to maintain proper license and registration as required by the state. Cars are NOT to be worked on in the parking area. Storage of non-operable vehicle(s) is not permissible. Any vehicle parked on the grounds, other than in designated parking areas, WILL BE towed at the owner's expense.
- _____ 14. Suspicion of ANY illegal activities WILL result in eviction proceedings.

I have read and understand the above rules and regulations. I also understand if all rules and regulations are not followed that I will first be given a written warning and then followed by an eviction.

Tenant Signature

Date

Tenant Signature

Date

Witness

Date

Landlord Signature

Date

Witness Signature

Date

