

Rules & Regulations – Apartment 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, unless otherwise specified by management.
- _____ 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 vehicles 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.
- _____ 15. For the protection of children, the speed limit within the property is 10 mph. All residents or visitors are required to abide by these limits. Further action WILL BE taken if necessary.

- _____ 16. Keep in mind that apartment living is different from a private dwelling. Although one must expect a certain amount of noise, one must not infringe on a neighbor's good disposition. Repeated valid complaints about a resident will initiate eviction proceedings.
- _____ 17. Paper is not to be discarded in the yard. Dumpsters or individual containers are conveniently located throughout the property. The lids to these dumpsters or containers should be kept closed when not in use. Refuse will be placed in proper receptacles. Parents are responsible for acts of children.
- _____ 18. Always park your car in designated parking spaces and have guest park in designated visitor spaces.
- _____ 19. The management furnishes a bulb in each outlet when you move in. It is the responsibility of the resident to replace all bulbs with the proper size as needed and to leave one in each outlet when the apartment is vacated.
- _____ 20. No signs or advertising materials will be permitted to be posted anywhere on the property.
- _____ 21. Please report immediately to the office any solicitors or suspicious persons on the property.
- _____ 22. No washing, repairing, or lubricating cars. Loud mufflers, motorcycles, large trucks, or other objectionable vehicle shall not be driven or parked in the parking areas, nor on the street directly adjacent to the buildings.
- _____ 23. No outside antennas of any type will be permitted.
- _____ 24. In order to maintain visual consistency at the property, all draperies, curtains, sheers, shades, and any other approved window covering must show white to the outside of the windows.
- _____ 25. The use of anything except approved utilities (such as gas or electricity) for lighting or cooking using standard indoor appliances within the premises is prohibited.
- _____ 26. Outdoor grills are not permitted for use on balconies or porches and must be a minimum of 5 feet from the exterior of the building when in use.

Notice: All residents shall be governed by such additional tenant rules as the management may from time to time determine are in the best interest of all concerned. These rules and such additional rules are a part of and have the same effect as the lease agreement.

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

Witness Signature

Date

Landlord Signature

Date

Tenant Signature

Date

Witness Signature

Date

Witness Signature

Date