Rules and Regulations

Alterations — Alterations requiring the landlord's permission include painting, removal or assembly of any type of permanent fixtures, such as ceiling fans, or any alterations which could damage the rental dwelling. All alterations stay within the premises upon tenant's departure.

Appliances — Tenant may use their own major appliances. Care must be exercised when moving all appliances in and out of dwelling. Tenant is solely responsible for damage done to premises when moving appliances. This includes doors, trim, walls and floors. Landlord owned appliances need to be as clean and in the same working order upon tenant's departure as they were on tenant arrival.
Also, tenant installed gas appliances must have Teflon tape on all connections and water connections must have plumber's tape and rubber gaskets. Damage caused by any leaky connections will be the responsibility of the tenant.

Disposal of Environmental Waste — Used motor oil, old gas, paint cans or car tires must not accumulate on the property. These items must be disposed of in a correct and timely manner. If left for landlord to dispose of, tenant will be charged twice the going rate to dispose of these items.

Fire Extinguishers — There is a fire extinguisher below the kitchen sink. Inspect the gage monthly and periodically review the "how to use" label on the extinguisher itself. If extinguisher loses its charge, it is your duty to replace it. Always have a charged fire extinguisher on hand.

Furnaces & Filters — At the beginning of each heating season, tenant will buy either six cheap replacement filters or two good filters and replace the filter in the furnace as follows during the heating season: one per month for the cheap filters or one every three months for the expensive filters. This will extend life of furnace as well as lower your monthly heating costs. Failure to do so could result in furnace failure. Furnace failure due to neglect of filter changes will be repaired by tenant.

Garages, Sheds, Basements — Safety first! Keep all storage areas neat, clean and uncluttered. Do not block doors of pathways or keep unsafe or flammable items where children can get into them. Upon tenant departure, take all personal items with you or be charged $30 per man hour plus disposal cost to remove all left behind items.

Garbage — All trash and garbage must be securely bagged, tied and removed from premises weekly. Leaking trash bags must be re-bagged immediately. When outside, keep all bagged garbage in the property receptacles with a lid securely in place to keep out all unwanted animals.

Guests — Overnight guests are allowed, but after 14 days, guest goes from guest status to tenant status and needs approval of landlord. Guests must also abide by the same rules and regulations as the tenant, including guest's pets if so allowed.

Locks — Locks are changed upon written request from the tenant. If you lock yourself out of the dwelling, landlord or management will unlock the door at these rates:

1st time — $10
2nd time — $20
3rd time or more — $30

Do not break doors, windows or trim to enter unit, or you will be charged material and labor to repair said damage.

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Rules and Regulations

Noise — Respect the privacy of your neighbors and fellow tenants. Keep TVs, stereos, ruckus and general activity under control at all times. Any disturbing noise must be eliminated between the hours of 9:00pm and 9:00am. Tenant agrees to honor request of landlord immediately regarding noise.

Parking — Parking is only allowed on proper surfaces. Keep vehicles off grass and patios. Do not block fire hydrants, entrances handicap areas, or other tenants' cars.

Painting — Absolutely no painting without landlord's written permission.

Parties Responsibility — The tenant is responsible for the condition of the premises with the exception of normal and everyday wear and tear. Normal wear and tear is defined as items breaking because of age and not abuse.

Patios, Decks, Walks and Driveways — Tenant agrees to keep these areas free from clutter at all times. Tenant also agrees to remove snow that is over 2 inches thick on all walkways and driveways and use proper non-slip products on icy areas for safety's sake. Snow removal is to be done within 12 hours after snowfall.

Pest Control — Pest control begins in the rental unit. Tenant agrees to handle all food sources properly to keep such pests away. The discovery of such pests needs to be reported to the landlord or management immediately before infestations sets in. Should professional pest removal be needed, tenant agrees to pay half of such cost if cleaning negligence was the cause of the problem.

Pets — Outdoor pets must be collared and licensed at all times. If pets are not fenced in, they must be tied up when outdoors. Pets must be leashed when walked. All pet duty must be disposed of properly and immediately. Pets must be properly taken care of including up to date shots. Pet's noise must be controlled.

Repairs — Water pipe and furnace breakage must be reported to landlord or management immediately and upon such report, will be handled as an emergency. Tenant must also report other problems or potential problems as soon as possible. If tenant can handle non-structural, minor repairs, they may feel free to do so after reporting problem to the landlord. Unreported problems that eventually cause major damage (such as roof leaks or pipe leakage) could be the financial responsibility of the tenant.

Renters Insurance — The premises is insured, but tenant's personal items are not. Obtain renters insurance to cover such items in case of calamity within 30 days of taking occupancy. A copy of said insurance must be sent to landlord immediately after acquiring said policy.

Sewer drain and Toilet clogs — Waste back up is the sole responsibility of the landlord if problem is natural (such as tree roots) or the fault of the building (age). However, hair, grease, toys, feminine hygiene products and others are the responsibility of the tenant. Report back ups at once.

Smoke Detectors — Batteries must be replaced every six months or when the clocks are moved forward or backward. Smoke detectors should be checked monthly. I recommend checking the smoke detector each time you send your rent check. Also note: removal or disarming of smoke detector is against the law. Do not tamper with them.

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Rules and Regulations

Waterbeds — Waterbeds are allowed by landlord or management permission only. Tenant will get insurance for the waterbed in case it leaks and damages premises. Such policy will list landlord on such policy. Policy must be for a minimum of $25,000.

Window Breakage — Window breakage is the sole responsibility of the tenant with the exception of causes of nature. Tenant damage includes guests or neighborhood kids.

Vehicles — All motorized vehicles on premises must be licensed and running. Failure to do so will classify vehicles as abandoned and will be handled as such. Exceptions are collector vehicles that must be insured and running. Maximum number of vehicles on premises is two per licensed driver unless otherwise agreed upon.

I have read and had the house rules and regulations explained to me in their entirety and agree to abide by those set rules. I also have been shown how to use and maintain both the fire extinguisher and smoke alarms and will check them monthly.

Signature _____ *Date* _____

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