

## RULES AND REGULATIONS

*These rules are established to ensure the quiet enjoyment of all residents and to protect the premises.*

**RESIDENT:** \_\_\_\_\_

**LOCATION:** \_\_\_\_\_

1. Tenants, family and guests shall have due regard for the peace, comfort and enjoyment of other residents in the building. Musical instruments, radios, tv sets, record players, etc. shall be played only during reasonable hours, normally from 8:00AM to 8:00PM, and at a reasonable volume.
2. Safety for children is a priority. Drivers are to drive slowly on-site and be watchful for children at play.
3. Picture hooks, thumbtacks, pushpins, small nails, and small screws are permitted for hanging pictures, mirrors, or other small items on walls, or to hang window treatments. Stick-on hangers, stick on accessories, moly bolts, expansion anchors, toggle bolts, etc. are prohibited and any use of these will result in a damage charge of not less than \$25.00 per location.
4. All faucets, toilets, windows, appliances, etc. not in good working order and also any defect or potential defect in the unit shall be reported to the Landlord/Agent within 24 hours. Tenants will be charged for damage resulting from negligence in reporting defects.
5. All equipment and fixtures are to be used only for their designed purpose and without negligence. The cost of repairs caused by misuse will be charged to the Tenants.
6. A Tenants request for maintenance is an implied approval to enter the apartment during normal working hours (8:00AM to 5:00PM). Any Tenant who desires to be present while work is in progress, or to limit the work to certain hours must state so at the time the work is requested. Emergency services may occur at any time, regardless of the resident's approval, and are available 24 hours per day.
7. All household garbage is to be securely bagged/boxed and placed inside the dumpster/trash cans. Empty boxes must be flattened before disposed of in common trash areas. Large trash, such as furniture, appliances, etc. are the responsibility of the Tenant to remove from property. Stray trash or discard items will be traced to their origin and the Tenant will be charged \$50/item for cleanup and disposal.
8. Any alterations to the premises (painting, staining, wallpapering, appliance installation, carpet installation, changing locks or light fixtures) require prior written approval from the Landlord.
9. Pets are not allowed on the premises without written consent.
10. Smoking is not permitted in the unit.
11. The Tenant is responsible for maintaining sufficient heat to prevent freeze-ups. Tenants will be responsible for any damage caused by insufficient heat.
12. Residents will be charged a lockout fee if locked out of unit.
13. Tenants agree not to store any goods or materials of any kind that are highly combustible or would increase the fire risk. Landlord will not be responsible for any loss or damage by fire, water, and theft for otherwise for any Tenant's personal property.
14. Exterior windowsills and ledges shall not be used for storage of bottles, etc.
15. Tenants are not permitted access to the roof except in case of emergency.
16. Windows shall be covered/decorated only with materials designed for that purpose.

I/we have read, understand, and agree to the above Rules and Regulations. Failure to comply with the above creates a breach of contract and resident is subject to eviction. I/we understand that the above is incorporated as part of the lease.

Landlord

Tenants

Date

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