



## RESIDENTS' RULES AND REGULATIONS FOR RENTAL PROPERTY

### GENERAL

1. While the buildings are well-constructed, they are not soundproof. Reasonable consideration of one's neighbors is important.
  - a. No resident shall play, or allow to be played, any TV, radio, reproduction or amplification of sound equipment, organ, piano or other musical instrument at a sound level that may annoy or disturb occupants of other units. Particular care must be exercised in this respect between the hours of 10pm - 8am.
  - b. No resident shall make or permit any disturbing noises in the building or adjacent grounds by himself, his family or visitors, nor permit anything by such persons that will interfere with the rights, comforts or convenience of other residents.
  - c. Hallways, laundry rooms and storage areas are not play areas for children and should not be used as such. They should be used only for the purpose for which they were originally intended.
2. The installation of aerials or antennas which are affixed to the structure are not permitted outside of apartments or town houses.
3. No resident shall do any painting nor make any alterations of any kind without prior written approval from Landlord. Resident shall not use nails, tape, gum based adhesives, or fasteners other than hooks with small nails.
4. The resident shall keep that part of the premises that resident occupies and uses, safe, sanitary and clean as possible and not to litter the hallways, entrances, laundries, parking areas or other common grounds.
5. The resident will see it that the conduct of himself/herself, the family and guests is never unlawful, disorderly or boisterous and that it does not interfere with the rights, comfort, or convenience of other persons on or around the premises.
6. The resident is responsible for all drains and waste pipes in unit and the cost of clearing or cleaning any partial or complete stoppage occurring during occupancy after the first clearing or cleaning by landlord.
7. The resident shall use appliances, fixtures and equipment only for the purposes for which they are intended.
8. The resident should understand that present written rules may be amended and other written rules may be adopted concerning the Resident's use and occupancy of the premises. Resident agrees to be bound by such rules and realizes that should he or she break those rules, sufficient ground would exist for the termination of the occupancy.
9. The resident shall comply with requirements of applicable building housing and health codes which materially relate to health and safety of residents.
10. Light bulbs shall be furnished at the time of occupancy. Thereafter, Resident will replace all bulbs at Resident's expense. Upon vacating, Resident will replace all missing bulbs with same watt working bulbs as were originally provided (60 watt).
11. In the event of a "lockout". The charge for service trips during regular weekday working hours of 8 a.m. to 5 p.m. will be \$ 50.00 each. The charge for service calls during the evenings, holidays or weekends will be \$ 100.00.
12. The resident shall give landlord prompt notice of any defects in the plumbing, electrical, or heating systems, or in any appliances, fixtures and equipment or any other part of the premises.
13. The premises shall be used as a private residence only for those named as residents and not to conduct any business or acts that are not in keeping with the law or zoning regulations.
14. The resident shall pay any relocking charges if anytime during tenancy the keys are lost or are not returned at the end of occupancy.
15. The resident pay security deposit IN FULL PRIOR TO OCCUPANCY.
16. The resident shall not sublet nor assign the lease or unit or any part thereof, nor give accommodations to boarders or lodgers. Only those whose name(s) appear on the Rental Agreement may live in the dwelling unit.
17. To transfer utilities for which resident(s) is/are responsible PRIOR to occupancy.
18. If you're above a business, you must respect the rights of the business. No excessive noise during business hours or lease will be terminated.
19. No Smoking.
20. No Pets.
21. Common areas of buildings such as stairs, stairwells, halls, lobbies, etc., are to be used only for the purpose intended. No articles belonging to owners should be kept in such areas.
22. To prevent water damage to their own or adjoining apartments, residents should close all windows tightly when leaving the apartment and building. When the resident is absent from the unit during the heating season, the thermostat shall be placed at a minimum 60-degree setting to avoid freezing pipes and resulting damage. Residents shall use reasonable methods to retain heat during cool/cold months.
23. Residents shall not store anything in their apartment or storage room that can create a fire hazard.

24. Soliciting of any type will not be permitted in the buildings at any time, except by individual appointment with a resident.

#### PATIOS AND BALCONIES

1. Mops, cloths, rugs, brooms, vacuum cleaner bags, etc., must not be dusted nor shaken from apartment windows, halls or stairwells.
2. Residents shall not sweep or throw, or permit anyone to sweep or throw from apartments or balconies, any dirt, dust, cigarettes, cigars, ashes, water, paper or other material.

#### VEHICLES

1. No vehicle belonging to a resident or a member of the resident's family, guest or employee shall be parked in such a manner as to impede passage in the street or to prevent ready access.
2. Cars, trucks and motorcycles are not to be driven on the lawns or in any area other than parking areas, streets or driveways.
3. To not store trailers, boats, etc. anyplace on the premises nor in the parking area. Inoperable vehicles are to be repaired or removed within 72 hours. No major car repairs are to be done on the premises. Cars are NOT to be washed on the premises (if Landlord is furnishing water). Failure to comply results in the car(s) being towed away at Resident's expense.
4. If you're above a business, park in designated area. Do not park in street or in business' parking lot. Visitors are included.

#### STORAGE ROOM

1. Each apartment may have a storage locker. If your storage locker has a lock on it or other contents in it, call the office and the contents shall be removed.
2. All contents must be placed inside the locker. Anything left outside the lockers shall be removed.
3. By code, flammable liquids or gas-powered engines and empty boxes are not allowed in the storage area.
4. It is recommended that all items be stored on wooden pallets or bricks in case of water leakage.
5. Valuable items should not be kept in the storage locker. Lockers are in a low-traffic area of the building and hence are more easily accessible to burglars. Report any suspicious person to the police.

#### LAUNDRY FACILITIES

1. In consideration for other residents, common laundry facilities should be utilized only between the hours of tenants only.
2. Equipment failure or malfunction should be reported to the number posted on the machine so that prompt repairs may be made.

#### WINDOWS

1. All windows should be draped with curtains or drapes. Blankets and sheets are not suitable unless converted to drapes or curtains, not simply tucked or hung over drapery rods.
2. To pay for any windows broken negligently or intentionally by resident or resident's friends or children.

#### MISCELLANEOUS

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Landlord/Date

Tenant/Date

Tenant/Date

Tenant/Date