

HOUSE RULES

City/State/Federal Laws

- ◆ Tenants and their guests must observe all local, state and federal laws.
- ◆ If Tenants or guest violate any law or ordinance, all damages and costs incurred by the Landlord as a result of the violation(s) will be charged to the Tenants.

Personal Conduct of Tenants and Their Guests

- ◆ Tenants and guests should conduct themselves, and require their guests to conduct themselves, in a manner that does not disturb their neighbors' peaceful enjoyment of the premises.
- ◆ Tenants MUST prevent their guests from loitering in hallways, common areas, driveway or sidewalks in any manner that disturbs their neighbors' peaceful enjoyment of the premises.
- ◆ Tenants are obligated to follow the Landlord's policies regarding smoking.
- ◆ Late rent will not be tolerated under any circumstances.

Maintenance

- ◆ DO NOT DISPOSE of the following items into any sink or tub drains or into toilet: BABY DIAPERS, FEMININE HYGIENE PRODUCTS, CIGARETTE BUTTS, GREASE, OIL, PLASTIC OBJECTS, HEAVY DUTY PAPER TOWELS
- ◆ Tenants must maintain their units in clean, orderly conditions. Old food, garbage or dirty food containers attract roaches and rodents, and must be regularly disposed. Such garbage anywhere in the unit is a violation of the rental agreement. ALL TENANTS ARE RESPONSIBLE FOR THE ORDERLY DISPOSAL OF THEIR GARBAGE.
- ◆ Tenants must maintain all plumbing fixtures to the best of their abilities. When any part of the plumbing or electrical system malfunctions, or a problem is detected with any appliances provided by the Landlord, the Tenants must first notify the Landlord of the malfunction.
- ◆ Tenants must notify the Landlord if the pilot light on a gas range or water heater goes out, or if there is a malfunction with the thermostat or heating/cooling system, or if there are water leaks.
- ◆ Tenants must not unreasonably deny admittance to the Landlord for inspection or repair of any aspect of the unit, its appliances or its furnishings, or to deliver a parcel that is too large to fit in the Tenant's mail receptacle, or to admit a contractor for maintenance or repair service. Any inspection or repair admittance by the Landlord requires 24 hours' notice to the Tenant, except in an emergency.
- ◆ No furniture or other items may be stored or left on balconies, hallways or in the yard.
- ◆ Tenants may not place any objects on window ledges or balcony railings or attach any devices, holiday lights or other fixtures on the exterior façade of the unit without the Landlord's permission.
- ◆ "Everyday use" of the unit includes hanging a reasonable number of pictures and shelves on the walls. Only small finish nails may be used to hang pictures and shelves.
- ◆ Tenants are required to install window coverings immediately upon moving into the unit.
- ◆ Tenants may not paint any rooms, woodwork or wood trim in the unit without the Landlord's permission under any circumstances.
- ◆ The Tenants are responsible for snow removal and yard upkeep, including regular lawn mowing.

Use of Dwelling/Equipment

- ◆ Tenants may not bring any pets into the building without Landlord's written permission.
- ◆ Tenants may not install a waterbed or aquarium in the unit without Landlord's permission.
- ◆ Use of Tenants' unit is restricted to residential occupancy only.
- ◆ It is the Tenants' responsibility to learn the everyday operation of his/her unit, including locks and security systems, how the freezer defrosts, how the thermostat operates, and what to do about lost keys.
- ◆ In case of an emergency, contact Tony L. D'Anzica at Dynamax Realty, Inc. at 315-299-3326.