Rules and Regulations for Residential Home

RULES, REGULATIONS, AND MANAGEMENT POLICY

To benefit all residents and to insure proper use of both the rented premises and the entire building, Tenants agree to comply with the following Rules and Regulations. These Rules and Regulations are part of Tenants' Lease.

BUILDING RULES

1. Tenants will use the premises for residential purposes only; will not conduct any business in or from their premises; will obey all laws, ordinances, and health regulations; and will do nothing that may injure the reputation or condition of the building or its owner. Solicitation of any kind, by guests or Tenants, is prohibited at all times.

2. Tenants will not do anything or keep anything in or about the premises that in any way will increase the risk of fire or that may conflict with fire or insurance regulations.

3. Tenants shall respect the rights of all other tenants/occupants of the building to peace and quiet and will not disturb any of them unreasonably by shouting or other loud use of his or her voice, with noise, music, radios and televisions, odor, or in any other way. All abusive, disorderly, violent, or harassing conduct by a Tenant, including but not limited to abusive and/or foul language, sexually explicit comments toward tenants, occupants, or management is prohibited and is grounds for immediate termination of tenancy. Likewise, vandalism of any kind by a Tenant on or to Landlord's property is prohibited.

4. Tenants are responsible for the behavior of any and all of their guests, visitors, and invitees. Such persons may not break Tenants' Lease or these Rules and Regulations. Tenants are responsible to pay for any damages or clean-up resulting from the conduct of their guests, visitors, and invitees.

5. Except for controls in Tenants' premises, intended for Tenants' use, Tenants will not operate any other controls relating to the building's utility services without the expressed, written, prior approval of Landlord. This includes but is not limited to heating and air conditioning, water and sewer, gas, electric (including lighting), elevators, laundry, or other equipment, and Tenants will not enter the boiler/furnace room.

6. Tenants will not obstruct entrances, public areas, hallways or other corridors, stairs, exits, elevators, lobbies, driveways, parking areas, walks, or fire escapes.

7. Tenants will not drive any nails or screws into walls, floors, tiles, ceilings, woodwork, or partitions; will not drill holes or fasten any article on any part of the premises, or damage or deface the same. Pictures may be hung, provided that only small size "a" type "Bulldog" type hangers or push pins are used. Use of tape, glue, or adhesive of any kind is not permitted. Nothing, including clothes, towels, pictures, or any other item, shall be hung

from ceilings, pipes, sprinklers, or any fixtures of the premises.

8. Unless modified by the Lease, animals are not allowed at any time, under any circumstance, except for legally authorized guide dogs.

9. Tenants will not add or in any way change locks or keying.

10. No furnishings may be taken from the premises and put in halls, basement, or on porches or balconies without prior consent of Landlord, even for limited times. No blinds, shades, or screens shall be attached to, hung in, or used in connection with any window or door of the premises without prior written consent from Landlord.

11. Tenants will not varnish, paint, paper, or otherwise decorate any walls, floors, doors, woodwork, or cabinets without prior written permission of Landlord. All restoration costs (even if decoration was with permission) will be at Tenants' expense, but must be supervised by Landlord.

12. No vehicle or bicycle shall obstruct a drive or in any way interfere with others' access thereto, nor shall they be parked on lawns, shrubberies, patios, walkways, or lawn extensions. Bicycles may not be brought into the premises without prior consent of Landlord. Vehicles shall not be repaired, lubricated, or washed on driveways or in parking areas of the premises. Any vehicle of Tenant or of Tenants' guests or invitees that leak oil or hydraulic fluid (which damage blacktop) must be removed, and Tenant is responsible for any cleanup (including environmental cleanup, and repair.

13. Tenants will act reasonably to conserve water and energy, and will report running toilets and faucets to Landlord for service. Tenants will not make unreasonable use of heat, leave windows open during cold weather, or leave televisions or other permitted devices on and unattended. Tenants will not remove screens and/or storms from the windows, even briefly.

14. Tenants will not install any aerial or antenna, and they will not erect or use any radio transmitters in the premises without both appropriate filters and prior written permission from Landlord.

15. Tenants will use toilets, tubs, and sinks only for their primary purpose and will never use them to dispose of sweepings, rubbish, rags, garbage, sanitary napkins, or other items likely to clog them. Tenants are liable to pay Landlord for any expense it incurs for repairing damage (including unclogging toilets and drains) caused by Tenants, their guests, or invitees.

16. Tenants will keep/store any personal property only in their premises or in such space as Landlord may assign them in writing, but storage of kerosene, gasoline, or other flammable or explosive agents is always prohibited. Landlord is not responsible for any items left in the premises at the end of the Lease term.

17. Trash and garbage (including recyclables) always shall be placed in the trash and recycle containers provided by Landlord, and container lids, if any, must be kept tightly closed at all times. In a single family home (including premises in duplexes), Tenants will put their trash cans and recycle bins curbside for the City's scheduled pick-up, and will return cans and bins to their normal non-curbside location the same day.

18. Tenants will perform reasonable housekeeping in their premises to maintain them in a clean, neat, and sanitary condition.

19. Unless expressly permitted by Landlord in writing, Tenants shall not display any signs, flags, pennants, placards, advertisements, notices, pictures, ornaments, stickers, handbills, or other lettering so as to be visible on the outside of the building or the premises.

20. Tenants will never go on the roof of the building for any reason.

21. Waterbeds and weight lifting equipment are prohibited at all times. Air conditioners, microwave or other ovens, space heaters, hot plates, washers, dryers, and refrigerators beyond those supplied by Landlord are prohibited without prior written permission of Landlord.

22. Lofts in the premises are prohibited.

23. Smoking is not permitted at any time in the building, including entrances, driveways, all grounds, and including the premises.

24. Tenants will not remove batteries from smoke detectors or in any other way disarm them.

25. Possession, sale, or use of any illegal drug or drug paraphernalia in the premises or the building is prohibited.

26. Landlord provides light bulbs for all fixtures at the beginning of the Lease term. Tenants will replace light bulbs in all lighting fixtures in the premises during the Lease term, and will leave working light bulbs in all lighting fixtures at the end of the Lease.

27. Possessing, using, or storing lethal weapons anywhere in the building is prohibited. "Lethal weapon" is defined as any deadly weapon which, from the manner used, is calculated or likely to produce death or serious bodily injury. This includes, but is not limited to: all firearms, hunting knives, switchblades, bows and arrows, machetes, or other knives.

28. Maintenance requests shall be submitted in writing to Landlord. Specifics of the problem, to the extent possible, shall be included in the request.

Tenants are strictly liable to reimburse Landlord for repair of any damage caused by violation of any of these Rules by Tenants or by their guests.

We, the undersigned, state that we have received these Rules and Regulations, that we have had a chance to read them, and that we understand them. We understand that these Rules are a part of our Lease, and we agree to comply fully with all of the requirements of our Lease, including these Rules and Regulations.

Dated: _____ _____
Tenant

Dated: _____ _____
Tenant

Landlord-Tenant Checklist

GENERAL CONDITION OF RENTAL UNIT AND PREMISES

Street Address _____ Unit Number _____ City _____

	Condition on Arrival	Condition on Departure	Estimated Cost of Repair/Replacement
LIVING ROOM			
Floors & Floor Coverings			
Drapes & Window Coverings			
Walls & Ceilings			
Light Fixtures			
Windows, Screens & Doors			
Front Door & Locks			
Fireplace			
Other			
Other			
KITCHEN			
Floors & Floor Coverings			
Walls & Ceilings			
Light Fixtures			
Cabinets			
Counters			
Stove/Oven			
Refrigerator			
Dishwasher			
Garbage Disposal			
Sink & Plumbing			
Windows, Screens & Doors			
Other			
Other			
DINING ROOM			
Floors & Floor Covering			
Walls & Ceilings			
Light Fixtures			
Windows, Screens & Doors			
Other			

	Condition on Arrival			Condition on Departure			Estimated Cost of Repair/Replacement
BATHROOM(S)	**Bath 1**	**Bath 2**		**Bath 1**	**Bath 2**		
Floors & Floor Coverings							
Walls & Ceilings							
Windows, Screens & Doors							
Light Fixtures							
Bathtub/Shower							
Sink & Counters							
Toilet							
Other							
Other							
BEDROOM(S)	**Bdrm 1**	**Bdrm 2**	**Bdrm 3**	**Bdrm 1**	**Bdrm 2**	**Bdrm 3**	
Floors & Floor Coverings							
Windows, Screens & Doors							
Walls & Ceilings							
Light Fixtures							
Other							
Other							
Other							
Other							
OTHER AREAS							
Heating System							
Air Conditioning							
Lawn/Garden							
Stairs and Hallway							
Patio, Terrace, Deck, etc.							
Basement							
Parking Area							
Other							
Other							
Other							
Other							
Other							

☐ Tenants acknowledge that all smoke detectors and fire extinguishers were tested in their presence and found to be in working order, and that the testing procedure was explained to them. Tenants agree to test all detectors at least once a month and to report any problems to Landlord/Manager in writing. Tenants agree to replace all smoke detector batteries as necessary.

FURNISHED PROPERTY

	Condition on Arrival	Condition on Departure	Estimated Cost of Repair/Replacement
LIVING ROOM			
Coffee Table			
End Tables			
Lamps			
Chairs			
Sofa			
Other			
Other			
KITCHEN			
Broiler Pan			
Ice Trays			
Other			
Other			
DINING AREA			
Chairs			
Stools			
Table			
Other			
Other			
BATHROOM(S)	**Bath 1** **Bath 2**	**Bath 1** **Bath 2**	
Mirrors			
Shower Curtain			
Hamper			
Other			
BEDROOM(S)	**Bdrm 1** **Bdrm 2** **Bdrm 3**	**Bdrm 1** **Bdrm 2** **Bdrm 3**	
Beds (single)			
Beds (double)			
Chairs			
Chests			
Dressing Tables			
Lamps			
Mirrors			
Night Tables			
Other			

	Condition on Arrival	Condition on Departure	Estimated Cost of Repair/Replacement
Other			
OTHER AREAS			
Bookcases			
Desks			
Pictures			
Other			
Other			

Use this space to provide any additional explanation:

Landlord-Tenant Checklist completed on moving in on _____, and approved by:

_____ and _____
Landlord/Manager Tenant

_____
Tenant

_____
Tenant

Landlord-Tenant Checklist completed on moving out on _____, and approved by:

_____ and _____
Landlord/Manager Tenant

_____
Tenant

_____
Tenant