

## Rules and Regulations for Leasing in the PVAMU Off-Campus Hpusing

### *The Alta Vista Houses and Dahlia Street Properties*

Prairie View, TX 77446

1. No one who does not lease space on the premises is allowed to stay overnight, except as stated in the lease.
2. Intentional vandalizing of the property is not permitted and is grounds for immediate eviction.
3. Loud music is prohibited, and the volume should not be heard outside of the house.
4. Parties are not allowed **PERIOD!** Loitering on front of property is absolutely prohibited.
5. Smoking of cigarettes is absolutely not allowed on the premises.
6. Possession of illegal substances or POT SMOKING on the premises is grounds for immediate eviction. Anyone caught either smoking marijuana or using illegal drugs will be banned forever from the premises. Furthermore the activity will be reported to the police and a trespassing citation issued. Any Lessor who allows a person banned from the Panther Quarters to enter into either a house or the premises shall be EVICTED immediately. If evicted, a default of the lease will ensue, and the Lessor will be subject to the ramifications of the lease.
7. Alcoholic beverages are not to be consumed on the outside of the premises, and with moderation on the inside of the homes. All liquor bottles should be removed from premises when moving. Failure to do so will result in a removal charge against the deposit.
8. Weapons or firearms of any kind are prohibited, and possession of such is grounds for immediate eviction.
9. **Disrespectful and either rude tone or language when addressing either the management or RA is prohibited and grounds for immediate eviction.**
10. Littering is not allowed.
11. Gambling or shooting dice on the premises is prohibited.
12. Fighting on the premises is prohibited, and any involvement is grounds for immediate eviction.
13. Provocation of altercation is prohibited anywhere on the premises and within the dorm house.
14. Participation in gang activity is prohibited.
15. All vehicles must be parked in the driveway. Parking in an RA parking space is prohibited.
16. One vehicle per tenant. All parking spaces are assigned. Parking in someone else's space is prohibited.
17. There shall be no stealing or coveting of another's property.
18. There shall be no unauthorized access to another's room neither by roommates nor friends of roommates.
19. Lighted candles are prohibited, and possession is grounds for immediate eviction.
20. Individual cook-tops or hot plates are absolutely not allowed in the room. No Exceptions!
21. Refrigerators or other appliances of any kind are not allowed in rooms. Ironing shall not be done in room.
22. Cars cannot be repaired on the premises. Minor repairs, such as flat tire, dead batteries, etc. can be performed under the supervision of the Mr. Dennis. Neither can cars be washed on the premises.
23. Loud music coming from cars parked on the premises is prohibited.
24. Loud music cannot be heard from cars while traveling within the Alta Vista subdivision.
25. The utility room can only be used by residents of the house. Washing of other's clothing who reside outside of the home is absolutely prohibited. Any violation of this rule is grounds for immediate eviction.

The Following RESPONSIBILITIES must be practiced. Failure to do so is grounds for eviction:

1. Residents should park so that house mates are not blocked from entering and exiting.
2. Residents shall keep house clean at all times. Even if you are not in the house often, cleaning of the common areas is still the responsibility of all tenants.
3. Residents must be conscious of unnecessary utility usage.
4. Hair that stops up the drain will incur a charge to remove.
5. Residents shall reserve laundry room, and shall remove all belongings, and leave cleaned.
6. Residents shall not leave their trash, dishes, debris, etc. for another to remove from the kitchen or anywhere in the house.

These rules and regulations are binding upon each tenant. The landlord reserves the right to modify these rules and regulations at any time without notice to the tenant. If rules and regulations are modified, the tenant shall be required to both adhere and acknowledge with a signature. Please acknowledge your receipt and understanding of this document with your signature below:

---

Lessee

---

Parent