

NAME: \_\_\_\_\_ Initial: \_\_\_\_

UNIT: \_\_\_\_\_ Initial: \_\_\_\_



Ana Sanchez  
303-522-0042

[ecapropertymanagement@gmail.com](mailto:ecapropertymanagement@gmail.com)

## HOUSE RULES

### CONTACT/KEYS:

The Resident shall provide the Landlord and its managing agent a telephone number where the Resident may be reached at home and at the Resident's place of business and also shall provide the Landlord an emergency contact name and telephone number. The Resident shall place with the Landlord/Manager a set of keys for the Resident's apartment, to be used only in emergencies.

### TRASH:

Bottles, cans, paper, trash & personal property must not be left on common areas or in the parking areas. Any personal property left in these areas, will be removed without notice. The trash removal company will not pick up the following items: televisions, furniture, appliances, carpets, etc. It is your responsibility to have these items removed; -failure will result in cost of removal of these items.

### COMMON AREAS:

(Common area is defined as follows any place inside or outside the structures, hallways, stairs, landings, patios and land) Toys, personal items or personal property left out in the general common areas or in front of the units will be considered abandoned and will be removed at the owner's expense without notice. THERE IS TO BE NO ALCHOLIC BEVERAGES IN THE COMMON AREAS, RESIDENTS MUST KEEP ALL

ALCHOLIC BEVERAGE IN THEIR UNIT IF YOU ARE CAUGHT DRINKING OUTSIDE YOUR UNIT, THE POLICE WILL BE CALLED AND YOUR WILL BE LEASE TERMINATED.

Tampering with the common area is not allowed. This includes, but is not limited to: trees, shrubs, rocks, lawns and fences. No bikes, scooters, skateboard, etc. are allowed to be, stored, or left on common areas. This includes but is not limited to, sidewalks, lawn parking lot or any area surrounding building(s)

### NOISE:

Excessive noise or loud music is not permitted at any time if your stereo, television, or party be heard outside can your windows, door, or walls it is too loud. No illegal activities will be permitted, if necessary, police will be called, and your lease will be terminated. Be considerate of your neighbors.

**AUTOMOBILES:**

Cars & Trucks that are not in operating condition cannot be parked in the parking lot & are subject to towing. (This includes vehicles with flat tires, expired plates, expired emissions, or any other defect, which would make the vehicle not drivable or illegal). Any vehicle, which leaks any fluids on the parking area, will also be subject for towing. Any vehicle parked on the lawn areas, handicapped zones, loading zones, or not in a designated parking spot will be towed without notice at the Renters expense.

SPEED LIMIT IN PARKING LOT IS 10MPH

**MEGAN'S LAW:**

If the presence of a registered sex offender is a matter of concern to Resident, Resident understands that he/she must contact local law enforcement officials regarding obtaining such information.

- - - I M P O R T A N T - - -

All the rules listed above are enforceable with the fines as listed below. The process will be that one written warning will be given; the next incident will start the fine process (no exceptions). Habitual abuse of the rules will be grounds for your lease to be terminated.

**1st OFFENSE \$25.00 fine**

**2<sup>nd</sup> OFFENSE \$50.00 fine**

**3rd OFFENSE \$100.00 fine**

Signature:

\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

Your signature ensures that you have read & understand the above & that any & all questions have been explained to you.

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## **PEST AND RODENT PREVENTION ADDENDUM:**

It is the goal of the Landlord to provide a quality living environment for all our residents. To help achieve this goal, it is important we work together to minimize and prevent any pests or rodents in your apartment. That is why this addendum contains important information for you, as well as responsibilities for both you and us.

This is an Addendum to your Lease.

Pests and rodents can be found virtually everywhere in our environment - both indoors and outdoors and in both new and old structures. Colorado and particularly the urban areas have been afflicted with this problem for many years, particularly since the EPA's elimination of DDT as a preventative chemical. Pests such as bed bugs are commonly transported by shoes, clothing, furniture (particularly used furniture) and other materials. A Landlord cannot timely and permanently eliminate pests and/or rodents without significant and ongoing Resident cooperation and effort. There is conflicting scientific evidence as to what contributes or encourages pests and rodents. Nonetheless, appropriate precautions need to be taken. In order to minimize the potential for pests and rodents in your Apartment, you must do the following:

- Keep your Apartment clean - particularly the kitchen, the bathroom(s), carpets, linens, and floors. Regularly vacuuming,

mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt/debris that harbors

food and substances attractive to certain pests and rodents. Do not leave food or dirty dishes sitting out. Seal all food in airtight containers.

- If bed bugs or other pests/rodents are detected, Resident agrees to undertake all efforts and tasks recommended by a qualified expert. With regard to bedbugs, such tasks include but are not limited to the following: Resident should strip all sheets and linen from all beds and move all beds away from walls. Eliminate clutter and vacuum well to initially collect (and kill) as many bedbugs as possible. Vacuuming efforts should especially focus in and around bedrooms, underneath beds, around headboards, in mattress crevices and along mattress frame and tracks. All furniture should be carefully vacuumed as well with a strong vacuum and Resident should promptly dispose of all vacuum bags in dumpster. Clean out and disinfect all cabinets, drawers, and closets. Use a stiff brush when cleaning to dislodge and destroy any eggs. Remove all clutter that would prevent effective service. Place all potentially infected clothing in plastic bags and permanently encase mattresses and box springs within special mattress bags. Resident should remove all occupants and pets from unit for 3 hours after service. After any pest service, launder all bed sheets and other linen, as well as any other clothing items that may be infected. Clothes and linens should be

laundered with hot water of at least 140 degrees and should be laundered at least several times every couple of days after pest treatment. Resident should vacuum again after pest service, on a daily basis for the next three days.

It is important to prevent pests and rodents in your Apartment. Resident must promptly report evidence of pests and rodents in or on apartment surfaces or inside mattresses, walls, or ceilings, in writing to Landlord. An infestation of pests or rodents can result from a wide variety of sources, such as: bringing in used furniture, mattresses, boxes, or clothing items which are already contaminated. Never retrieve any items from or around a dumpster. Never leave potentially infested items in a common area, on the street or next to a dumpster. Proper disposal is vital to prevent the spread of pest and rodents. Consult your landlord or a licensed pest control specialist for methods of proper remediation and/or disposal. If Resident sees evidence or indication of the presence of pests or rodents (or re-infestation or indications that treatment has been ineffective), Resident shall immediately notify Landlord in writing of these problems.

Resident shall provide and keep the Apartment clean and take other measures to prevent and eliminate pests and rodents in the Apartment, including but not limited to measures as set forth in the Lease and this Addendum.

Resident agrees to undertake all efforts and tasks recommended by a qualified expert. Upon written notification from Resident regarding signs of pests and/or rodents, Landlord shall, within a reasonable time frame, make arrangements for appropriate spraying and any other pest or rodent remediation deemed appropriate, in accordance with State law and the Rental Agreement, provided such damage was not caused by the misuse or neglect of Resident, or any occupants or guests of Resident.

Remedies A breach of this Pest and Rodent Addendum by Resident shall be a material and substantial violation of the Lease (non-curable) allowing Landlord to recover possession of the apartment, following a Notice to Quit in accordance with the State law, and all other rights and remedies contained in the Lease. Resident shall be liable for all resulting costs and damages for violation including but not limited to costs of extermination and the damages caused by the spreading of such pest or rodent infestation. In the event of a breach of this Addendum by Landlord, Resident's sole and exclusive remedy shall be to immediately vacate the Apartment and Resident's obligations to continue to pay rent shall terminate on the date Resident delivers possession of the Apartment to Landlord. Landlord shall in no event be liable for consequential damages such as damages to Resident's personal property or claims of adverse health conditions associated with exposure to pests or rodents.

Resident hereby indemnifies and shall hold Landlord harmless from any and all claims or causes of action, arising (in whole or in part) from Resident's or third parties' breach of the obligations contained in this Addendum. Resident hereby releases Landlord from any and all claims of Resident or Occupant for the presence of pests or rodents in the Apartment, other than claims based on breach of this Addendum by Landlord and further releases Landlord from any and all claims of consequential damages such as damages to

Resident's personal property,

Or claims of adverse health conditions associated with exposure to pests or rodents.

Signature:

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Your signature ensures that you have read & understand the above & that any & all questions have been explained to you.

