

# HOUSE RULES

**These are guidelines to insure that all tenants enjoy their residency in this property. Please be considerate of other people in all of your actions. If you have any questions, call our office. Remember that we have these rules so that good tenants can enjoy their residency here. All of these rules could be summarized into, “Do unto others as you would have them do unto you.”**

1. All activities of Tenant or those of his guests or occupants are to be conducted in a quiet, dignified manner so as to not annoy or disturb neighbors or create a nuisance in any way. Boisterous activity or unnecessarily loud noise due to talking, playing of musical instruments, radios, stereos, televisions, or children’s playing will not be permitted. Tenants are requested to be particularly careful about noise before the hour of 8:00 a.m. and after 8 p.m. Sunday thru Thursday and 8:00am to 9:30pm Friday and Saturday.
2. Tenant agrees not to use the premises for any commercial enterprise or for any purpose which is unlawful, against city ordinances, or which would injure the reputation of the property or its occupants in any way. This includes, but is not limited to the possession, use, storage or sale of narcotics/drugs on or adjacent to the premises. TENANT AGREES NOT TO ENGAGE IN OR PERMIT ANY FAMILY MEMBERS, OCCUPANTS, GUESTS OR VISITORS TO COMMIT ANY VIOLATION OF THE LAW REGARDING MANUFACTURE, STORAGE, POSSESSION, USE OR SALE OF NARCOTICS, DRUGS OR OTHER CONTROLLED SUBSTANCES ON OR ADJACENT TO THE PREMISES. Convictions of a tenant for illegal drug activity on or adjacent to the premises during the tenancy shall be a *per se* violation of this covenant. Violation of this covenant may also be shown by the arrest of a Tenant on or adjacent to the premises for illegal drug activity, or by the observations of Landlord and/or by neighbors and/or law enforcement, which may establish that Tenant is involved in illegal drug activities. A BREACH OT THIS COVENANT SHALL BE NONCURABLE AND WILL SUBJECT TENANT TO EVICTION UPON RECEIPT OF LAWFUL NOTICE.
3. No animal, bird or pet of any kind may be kept on or about the premises without the written permission of the Landlord/Manager.
4. No changing of locks, installation of aerials, satellites, lighting fixtures or other equipment, use of nails, screws or fastening devices on walls, ceiling or woodwork, or alteration or redecorating of the premises is to be made without PRIOR WRITTEN authorization of the Landlord/Manager.
5. Tenant shall keep the premises and its equipment and contents in a reasonably clean and neat condition at all times. All refuse/garbage shall be deposited by Tenant in the proper receptacles provided, and Tenant shall cooperate in keeping the refuse area neat. Tenant shall be responsible for disposing of articles of such size or nature as are not acceptable by the rubbish hauler for the building.
6. Automobiles, motorcycles or other mechanical equipment may be parked only in such space as may be assigned to Tenant and are not to be washed, disassembled or repaired on or near the general premises.
7. No signs, laundry or article of any kind are to be hung or displayed by Tenant on the exterior of the premises except for laundry in an authorized laundry drying area.
8. Lounging or unnecessary loitering in the front steps or public balconies in such a way as to interfere with the convenience or quiet enjoyment of neighbors is prohibited.
9. No piano, organ, water furniture or item of unusual weight or dimension will be allowed on the premises without written consent of the Landlord/Manager.
10. No portion of said premises shall be sublet or this agreement assigned by Tenant.
11. Personal items such as brooms, mops, bicycles, towels, tools, toys, baby carriages, etc. must be stored inside premises.
12. Guests are not to park on the property. No boats, vans, trailers, trucks, etc. are to be parked without prior written permission from Landlord/Manager. Abandoned cars, cars leaking oil or inoperable cares are to be removed from premises.
13. Any plumbing stoppages caused by Tenant’s negligence will be corrected by Landlord/Manager at Tenant’s expense. No disposal of feminine sanitary products (tampons, pads, etc.) permitted.
14. Barbecuing, outside cooking, and picnicking are to be done only in approved areas.
15. Roller skates, bikes, miniature autos, etc. are not to be used within the premises at any time.
16. Tenants are responsible for the conduct of their family and guests.
17. Children under twelve are to be supervised by a responsible adult. Do not allow your children to bounce balls against the building or windows. This disturbs other tenants inside their unit. Additionally, we request that your children not bring children from other neighboring properties to play with them in the common areas. This not only creates additional noise but also increased liability for injuries when multiple children are present.
18. The Landlord/Manager should be notified if a tenant is going to be absent (i.e. traveling) from the property for any extended period of time for security and emergency reasons. Tenant contact information should be updated upon any changes.
19. Tenants are cautioned to lock the premises each time they leave.
20. Tenants are not to store gasoline or other combustible materials on the premises.
21. Landlord/Manager should be notified at once of any property defects, breakage, or other maintenance problems.
22. In the event Landlord/Manager designates a portion of the property as a laundry room for the convenience of tenants, Tenant may at their own risk, use the laundry facility provided therein. Tenant shall maintain the laundry room in a clean and orderly fashion. Tenants shall use the equipment properly and deposit trash and debris in the property trash receptacle. The lint trap on the dryer must be cleaned out after each use.
23. The Landlord/Manager shall not be liable or responsible for any loss, injury or damage from any cause whatever to the Tenant, any member of the Tenant’s family, any guest or visitor of the Tenant or to any other person as far as liability only is concerned on any portion of the rental premises.
24. Employees of Landlord/Manager are prohibited from receiving any packages or other articles delivered to the property on behalf of any Tenant residing in the premises, and should any employee receive any such packages or articles, he or she is doing so as the agent of the Tenant and not the Landlord/Manager.
25. Landlord/Manager will furnish tenants who have been locked out of their unit with our copy of the key to the apartment at our offices. Tenant can either make another copy of our key or borrow the key and return it to our office by the close of business that same day. If tenant cannot get to the office to borrow a key, then tenant can contract with a locksmith to open their apartment at tenant’s expense. *There will be a $25.00 charge for Landlord/Manager to meet tenant at our offices after regular business hours.* There is no charge during regular business hours.
26. Landlord/Manager will not allow extra tenants or new tenants/roommates to move into the premises without prior written permission. All prospective new tenants will have to be approved in the same manner you were. This is for your protection as well as our own. Upon Addition of a new tenant, a new rental agreement will be prepared and must be executed by all parties concerned. There may be an increase of the rent upon the addition of any new or additional tenant. We can only accept rent payments from the named tenant(s).

House Rules are a part of the rental agreement. Any violation of these rules or any terms of the rental agreement is grounds for eviction.

 Dated:

 Tenant Tenant

 Colibri Properties