

RENTAL PROPERTY RULES OF CONDUCT

TENANT NAME:

ADDRESS:

This addendum to the rental agreement executed between the parties contains additional rules and regulations intended to help secure the comfort and safety of residents and their neighbors. Please do a property inspection prior to moving in and make note and or pictures of anything you may find.

ALTERATIONS: Tenant shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from Landlord: provided, however, that notwithstanding such consent, all alterations including items affixed to the premises shall become the property of the Lessor upon termination of the lease. Tenants shall not change or install locks, paint, or wallpaper on said premises without Landlord's prior written consent, Tenant shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

AMENITIES The following checked items are furnished by Management as a courtesy to Tenant and are not to be construed in any manner as a part of the rental paid by the Tenant

☐ Refrigerator ☐ Stove/oven ☐ Dish Washer ☐ Washer ☐ Dryer ☐ Microwave ☐
☐ Ceiling Fan(s) ☐ Window Coverings

ANIMALS: Birds, dogs, cats, reptiles or other animals will not be permitted in, upon or about the premises without the express prior written consent of the property owner. Consent, if given, shall be revocable by the property owner at any time.

ANTENNAS: Any antenna or satellite dish placed on or attached on the roof or exterior walls of the building without consent of the property owner in writing is liable to removal without notice.

CLEANING AND DAMAGE DEPOSIT: A \$500. cleaning charge may be deducted if the rental property is not returned clean, including appliances and carpet. Other necessary repair, painting or damage charges may be deducted from deposit. If the property owner must perform painting, carpet cleaning, or other cleaning within the initial one-year lease term, the tenant will be responsible for any costs incurred.

COMBUSTIBLE AND PROHIBITED SUBSTANCES: Neither the tenant nor any of the tenant's agents, employees, licensees or visitors shall at any time bring into or keep upon the premises any flammable, combustible or explosive fluid, material, chemical or substance.

DISTURBANCES: At all times during the lease term, residents shall conduct themselves, and require other persons on the Premises with their consent to conduct themselves, in a manner that does not unreasonably disturb his neighbors or constitute a breach of the peace.

DRUG-FREE HOUSING: Drug-related criminal activity will not be tolerated on or near the property, whether on the part of the tenant, any member of the household, any guest or any other person. Acts of violence or threats of violence, including but not limited to, brandishing weapons or the unlawful discharge of firearms, on or near the property will not be tolerated. The parties agree that violation of any or all of these provisions shall be a material violation of the lease and will be cause for immediate termination of the lease

Initial_____ Initial_____

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TRASH: Trash disposal should coincide with City or County Ordinance.

HEATING & COOLING: Property owners reserve the right to access during normal business hours to conduct routine, preventative maintenance on heating and cooling equipment. Landlord will provide reasonable notice for such appointments.

ILLEGAL ACTIVITY: If the landlord observes any activity of a suspicious nature on the part of the tenant, employees, guests or family members of the tenant in the leased premises, or any areas adjoining the premises, the landlord shall inform the police and the activity may be cause for immediate termination of the lease. Illegal activities on the premises will not be tolerated. Any arrest of a tenant, or guests of the tenant or suspicion of any illegal activity, regardless of whether it results in a conviction, may be cause for termination of tenancy.

KEYS: Keys shall be provided upon payment of the first month's rent and security deposits, and shall be deemed a part of this Agreement. The tenant shall not change, reproduce or add any keys and/or locks without the express prior permission of the property owner. If the tenant shall lose the keys to the house, s/ he shall be responsible for a fee of \$50 in addition to the cost of replacement keys or locksmith charges. A combo box is to remain on the outside of the house in the case of a lost key or emergency service is needed and the tenant is not home at the time.

LIGHT BULBS: Before occupancy of the rental property, all light bulbs will be installed and in good working order. Thereafter, tenants are required to provide and change all bulbs within or switch controlled from their premises, no matter where located, at their own expense.

PET CLEANING AND PET DEPOSIT : Property owner reserves the right to require a \$ 350.pet deposit per pet. Tenant agrees to allow the property owner to deduct the full cost of carpet cleaning, pest extermination and air freshener from the deposit. Tenant agrees to return home and yard without damages and in original condition. Property owner reserves the right to periodically inspect the premises and if any damage has occurred, the tenant agrees to immediately vacate premises and the lease shall be terminated.

PLUMBING: The toilets, washbasins, sink, disposal and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweeping, rubbish, rags or other substances shall be thrown therein. The cost to repair damages or clean drain lines resulting from the misuse of fixtures in the premises shall be borne by the resident. The tenant shall keep the sink, lavatory drains and commode lines in good operating condition.

REPAIRS: Tenant agrees to notify property owner immediately and follow up in writing of any necessary repairs or unsafe conditions of any kind within the rental property.

WATER BEDS, FISH TANKS, AND OTHER LARGE LIQUID CONTAINERS: Water beds or fish tanks or other liquid containers over 10 gallons in capacity shall not be allowed without the express prior written consent of the property owner. If consent is provided, tenant shall be fully responsible for any water damage that may occur to,

INSURANCE: Tenant is required to carry \$100,000 in liability coverage insurance. Renters insurance is recommended.

Initial_____ Initial_____

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Property owner reserves the right to amend or revoke rules or regulations, in whole or part, or to adopt new ones, at any time or from time to time, and all such amendments, revocations, or new rules shall become a part of this lease/rental agreement as of their effective date. Violation of the rules and regulations, or any part of them, will be just cause to invoke the remedies provided for in the lease/rental agreement. Any notice regarding amending or revoking any of the rules and regulations in whole or in part, or to adopt new ones, shall be effective upon notice delivered to the tenant, or, if necessary, posted in a place likely to be seen by the tenant.

Property owners reserve the right to access during normal business hours to conduct routine preventative maintenance.

Please sign your name in the space provided below as an indication that you have received a copy of the aforementioned rules and regulations, and that you have reviewed and understood them.

TENANT: _____ **DATE:** _____

TENANT: _____ **DATE:** _____

Property Manager: _____ **DATE:** _____