



## Occupancy & Use Rules and Regulations

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Date: \_\_\_\_\_ Property Address: \_\_\_\_\_

Arkansas Residential Lease Agreement Serial Number: \_\_\_\_\_

In accordance with the lease dated and signed on \_\_\_\_\_, between Landmark Real Estate & Investment, by and through the Property Owner | Landlord and \_\_\_\_\_ hereby agree that without Managements | Landlord's prior written consent, or unless authorized by law, Tenant and all others on the premises with tenant's permission shall observe the following rules and regulations:

1. There is to be no smoking inside the property at any time (including garage.) Smoking is to take place outside of the home only.
2. There is a zero tolerance for illegal drug consumption / usage / storage on the property.
3. Don't make or perform any loud, annoying, or unnecessary noises or activities, including loudly playing musical instruments or any electronic entertainment equipment.
4. Don't alter or make any improvements to the premises.
5. Don't paint, paper, or otherwise redecorate the premises.
6. Don't drill any holes in the walls, woodwork, cabinets or floors.
7. Don't install any antennae, satellite dish, or related wiring on or in the premises.
8. Don't alter or change any door, cabinet, or other locks, or any doorbell, knob or knocker.
9. Don't park any trailers, campers, boats, trucks larger than a pickup, or other oversized vehicles or containers at the Premises, except for temporary delivery or unloading, and all parking shall be on paved areas only other than sidewalks.
10. Don't install, display, or exhibit any sign, notice, or advertisement in or on the Premises'.
11. Don't place or use any waterbed or any other "water furniture" in the Premises.
12. Don't pour any grease into sinks, toilets, tubs, showers, or other drains, and properly dispose of it in property receptacles along with other garbage.
13. Don't damage, deface, mutilate or destroy any trees, shrubbery, or other landscaping
14. Don't store any gasoline kerosene, or other flammable or dangerous substance anywhere in the premises except for the garage, and only in appropriate and property sealed containers.
15. Don't place or install any furniture, lawn ornaments, or other personal property on the lawn except for temporarily used cooking grills, and readily removable children playground equipment.
16. Don't use any nails or hooks to hang items on the walls except the smallest functional picture nails and hooks, and remove all of them when vacating, but don't patch the holes.
17. Don't remove any working light bulbs and replace any burned out bulbs when vacating.
18. Don't allow any smoke detector to become non-functional, and promptly replace any exhausted batteries and notify Management if the detector is non-operational.
19. It is your responsibility to replace HVAC filters, replace when necessary to avoid HVAC damage.

Lessee hereby agrees to grant Lessor reasonable access as specified in Arkansas Tenant / Landlord laws to the property to perform routine maintenance on the property and to verify and protect the leased asset in regards to deferred maintenance etc.

In the extent of a prolonged absence (30 days), and due rental payments have not paid for 30 days, it is mutually agreed upon that the Lessor shall deem the property abandoned and Lessor will take all reasonable steps to protect the asset and take possession of the property. At this time, Lessor will take all reasonable steps to make contact with the Lessee and provide a period of 3 days in which to remove personal contents or Lessee's contents will be removed from the premises and be discarded. At this time, Lessee will take legal action to recover lost monies as a result of the lease default.

In the event any municipal, local, state, or federal law enforcement determines an unlawful act took place on the premises, Lessee hereby agrees that the aforementioned lease agreement is in violation and becomes null and void.

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Co-Applicant Date