

## **RULES AND REGULATIONS RIDER**

- 1. TRASH REMOVAL** – Tenant is responsible for placing trash in the designated trash receptacles outside. Trash must be bagged and tied. Trash must not be left in entry vestibules, porches, decks, any common area or by the entry doorways, or anywhere but the designated outside trash receptacles for any amount of time. Any violation of this will result in Tenant paying a fine of \$25.00 per occurrence. Tenant agrees to comply with all recycling regulations. Tenant will not dispose of any construction debris or anything other than Tenant's own household garbage, anywhere on the property or the adjacent grounds.
- 2. UTILITIES** – Tenant will be responsible for arranging and paying for all utility services required on the premises, including HEAT, HOT WATER, (\_\_\_YES - \_\_\_NO - \_\_\_INIT) and ELECTRICITY.
- 3. REPAIRS** – Any repairs required through damage caused by Tenant shall be charged to Tenant. Said charges shall be paid by Tenant as additional rent, or, if Landlord chooses, as a deduction from the security deposit. It is agreed that Tenant will not make or permit to be made any alterations, additions, improvements, or changes in the leased apartment without in each case, first obtaining the written consent of the Landlord. Consent to a particular alteration, addition, improvement, or change shall not be deemed consent to or waiver of restrictions against alterations, additions, improvements, or changes for the future. All alterations, changes and improvements built, constructed, or placed in the leased apartment by Tenant, with the exception of fixtures removable without damage to the apartment and movable personal property, shall, unless otherwise provided by written agreement between landlord and Tenant, be the property of Landlord and remain in the leased apartment at the expiration or earlier termination of the Lease.
- 4. ANIMALS** – Dogs, cats, birds and other animals are prohibited unless first obtaining the written consent of the Landlord. Consent to a particular animal shall not be deemed consent to or waiver of restrictions against other pets in the future.
- 5. LATE FEE** – Tenant will be charged a Late Fee of \$75.00 for any rent payment received after the 5<sup>th</sup> of the month for which the rent is due.
- 6. RETURNED CHECK FEES** – Tenant will be charged a \$50 fee for any checks returned by the bank as unpaid.
- 7. BED SHEETS** – Tenant shall not place bed sheets or anything other than blinds or curtains on the windows or sliding glass doors of any apartment. This shall be deemed a violation of the Lease. If the Tenant fails to cure the violation, the Tenant will be charged a \$50.00 fine. This violation left uncured will constitute a default of the Lease and give Landlord cause to terminate Lease. For those tenants who continue to display broken, ripped, torn, or cut window blinds, where management has to resolve this problem, the tenant will be charged a \$100 fine.
- 8. LOITERING** – There is no loitering allowed on the premises.
- 9. OBSTRUCTIONS** – The sidewalks, courts, entry passages, hallways, porches, and stairways shall not be obstructed by residents or their possessions, or used by them for any purpose other than ingress and egress. No bicycles, motorcycles, motorbikes, or other vehicles shall be permitted in the corridors, halls, porches, or elsewhere in the Building, and Landlord reserves the right to remove any and all objectionable items.

10. **HANGING OF CLOTHING** – Clothing or wash is NOT to be hung from any window or porch. Clothing lines are prohibited.
11. **LAUNDRY FACILITIES** – Laundry facilities are for the exclusive use of the residents. Personal property shall not be left in the Laundry Room.
12. **QUIET ENJOYMENT** – Lessees shall maintain order in the building and shall not make or permit any improper or unnecessary noises or actions interfering with the rights, comfort and convenience of any other neighbors. Noise should not carry outside of your own unit. Loud and abusive noise including, but not limited to, radios, stereos, television sets, and other devices is prohibited. Any disturbances or unlawful activities will constitute a default of the Lease and give Landlord cause to terminate the Lease.
13. **DRAINS** – Toilets, sinks, and drains are checked to function properly before occupation. No sweepings, rubbish, rags, diapers, sanitary napkins, tampons, ashes or other destructive substances shall be thrown down the drains. Residents shall be held responsible for any repair or damage resulting from any misuse, and shall reimburse Landlord for any repairs or damages.
14. **WASHERS OR DRYERS IN APARTMENTS** – Washers and dryers, whether portable or fixed, are not permitted in the apartment.
15. **REPAIRS AND DAMAGES** – Tenant is responsible for the cost of repair or damage done to their own unit or any affected neighboring unit by any furniture, fixtures, or other Tenant-owned equipment.
16. **WALL HANGINGS** – Tenant shall not drill holes in any walls. A reasonable number of mirrors and pictures may be hung on interior walls, provided proper picture hooks are used.
17. **PEST CONTROL** – All residents must cooperate with pest control services.
18. **ACCESS** – Access must be allowed at all reasonable times with reasonable notice for unit inspection, repairs, alterations and improvements.
19. **ADDITIONAL PERSONS IN APARTMENT** – Tenant shall not allow additional persons other than those named on the Lease to live in the Apartment without written consent of the Landlord.
20. **MAIL BOXES** – Do not show names on the mail box except the names of those persons actually living in the unit and listed on the Lease.
21. **PAINTING** – Tenant shall not redecorate, paint walls, or change locks without the prior written consent of the Landlord.
22. **STORAGE OF FLAMMABLES** – Tenant shall not store gasoline, oil, or other flammable materials in the Apartment or anywhere on the premises.
23. **REPAIRS OF AUTOS, ETC.** – Tenant shall not repair any motor vehicle, boat, or trailer anywhere on the property.
24. **DISTURBANCES** – If more than one Police Report is filed during the term of the Lease, as a result of the Tenant's actions, then the Landlord will have cause to terminate the Lease.
25. **Air-Conditioning Units** will be installed by management: \$20.00 fee.

**Tenant has read and understands the terms and conditions of the above Lease Rider and agrees to ALL of the above.**