

Finding You The Most Reliable Housing

"Since 1985"



Rules & Regulations:

1. Tenants shall not allow any person to destroy, damage, deface or remove any part of the premises. The tenant assumes all responsibility for damages, beyond normal wear and tear. The landlord shall not be held responsible for loss or damages to any property belonging to the tenant.
2. Tenant agrees to have renters insurance for their personal property.
3. Landlord has the right to recover from the tenant any loss caused by fire, vandalism, or other acts of misuse by the tenant or their guests. The landlord can assign such right to their insurance carrier.
4. Pets or animals are not permitted without written consent of the landlord.
5. Units to be occupied by no more than the number designated in the rental agreement, and not to exceed 2 people per room.
6. Guest staying for more than 7 days shall be registered with the landlord.
7. The unit is to be used as a dwelling unit, and may not be used for any commercial activity or service for compensation without written permission from the landlord. Childcare is considered a business and is not permitted without written consent of the landlord.
8. Tenant agrees to keep their area of the property clean, sanitary and free from accumulation of debris, filth, rubbish, and garbage and to dispose of the same in a proper manner. Medical waste such as needles, blood products and related articles must be disposed of as required by law.
9. Tenant shall immediately report all malfunctions of equipment or need for repair to the landlord either by phone or in writing. Damage caused by tenant(s) shall be paid by the tenant as well as damage to building or furnishings beyond normal wear and tear (ex. overflowing toilet, clogged pipes, ect.)

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Rules & Regulations cont.

10. Locks may not be tampered with or changed without written permission from the landlord. If applicable entrance doors to the building shall be kept closed and locked. Tenant shall notify landlord immediately if locks not operate.
11. Tenant(s) not to tamper with heating /air equipment, doors or locks, lights or appliances. Telephone wiring services within the unit shall be the tenants responsibility.
12. Discarding from windows of household dirt, water or material of any kind is prohibited.
13. Tenant(s) and guest to conduct themselves in manner to complement the peaceful enjoyment of the premise by all. During the hours of 9:00 PM TO 9:00 AM noise must be kept at a minimum, this includes all noise by tenants or guest both inside an outside the unit.
14. Tenant will notify landlord in advance of any absence from the property in excess of 7 days.
15. Tenant shall deliver all written notices to the address noted on the rental agreement by personal delivery or first class mail.
16. Tenant agrees to provide the landlord with a forwarding address upon termination of rental agreement.
17. Landlord reserves the right to raise rent with a 30 day written notice.
18. The rental agreement may be terminated by either the landlord or tenant by providing the other with a 30-day notice to vacate.
19. A 24 hour notice to terminate may be served upon the tenant if the tenant, anyone in the tenant control, or the tenant's pet threatens to or inflicts personal injury to the landlord, other tenants or any person on or near to the premises, inflicts substantial damage to the property or commits any act that is outrageous in the extreme, to include illegal activity.

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20. In the event that the tenant does not comply with this agreement or the rental agreement, the landlord may issue a 30- day notice and if the issue is not remedied within 14 days the rental agreement may be grounds for termination as determined by the landlord.
21. This addendum is made part of the rental agreement. Any falsification or omission by the tenant on application can be grounds for termination of tenancy as determined by the landlord.
22. If at a future date the courts deem any portion of this agreement unenforceable, only that particular provision shall be affected and all other provisions shall remain in force.