

LEASE RULES AND REGULATIONS

THIS AGREEMENT IS AN ADDENDUM AND PART OF THE RESIDENTIAL RENTAL AGREEMENT BETWEEN LANDLORD AND TENANT.

1. Rent must be paid by the 1st of the month. No refunds will be made. Landlord reserves the right to refuse a personal check at any time. A Tenant's check that is returned by the bank for any reason will result in a \$35.00 charge to the Tenant. This amount is due and payable immediately upon notification from this office, its representative or either bank. Returned checks must be corrected within twenty-four (24) hours and Tenant will be assessed a NSF Fee of \$35. If the NSF causes the rent to be late, late charges and penalties for non-payment of rent per the Rental/Lease.
2. Rent is to be paid by _____. If Rent is not credited by the 5th day of the month, it is subject to a Late Fee. Please keep in mind that **Rent is not due on the 5th, it is due on the 1st.**
3. The Landlord or the Owner is not responsible for Tenants goods or possessions on or off the premises. Tenants will be responsible for maintaining their own renter's insurance to protect their own personal property, including vehicles, furnishings and other personal property. Tenant acknowledges that neither the Owner nor the Landlord's insurance provides any coverage for losses of Tenant's personal property.
4. Only those named in the Lease agreement shall occupy the Unit. No subletting is allowed.
5. Pets are strictly prohibited without prior written consent of the Landlord. Any pets on the property without Landlord's consent will be grounds for termination of the rental agreement.
6. Radios, televisions and stereos must be turned low enough so as not to be heard outside the rented unit.
7. Intoxication, excessive use of alcoholic beverages, disorderly conduct, unnecessary and/or objectionable noise or other disturbances by Tenants, or their guest (s), shall be sufficient cause for eviction of Tenant.
8. Tenant acknowledges that should any appliance (i.e. refrigerator, oven/range, dishwasher, freezer, washer, dryer, garbage disposal, water softener, microwave or any small appliances, or any other amenity), if existing on property at time of commencement of Tenant's rental agreement, fail or otherwise be determined to be inoperable, Landlord will make a reasonable attempt to repair such appliance or amenity, however, should it be determined that repair is due to Tenant neglect of damage, then Tenant will be responsible for the cost of the repair. Landlord may or may not replace said appliance or amenity based upon the sole discretion of the Landlord.
9. Tenant is not to store trash, rubbish or other debris on the property. The Tenant is to help maintain a good appearance of the property by keeping personal items picked up and off porches and lawn areas. Tenant must not create a hazard of any kind or to be in violation of any health, safety, or fire prevention rule, regulation or directive. There are various city and county ordinances on trash control. Tenant is not to put out trash at curbside until the morning of trash pickup. It is the responsibility of the Tenant to purchase a covered trash receptacle, if one is not otherwise provided, and use it properly.
10. Tenants shall not use or gasoline, cleaning solvent or other combustibles in a unit.

11. Tenant must keep the rented premises in a clean and sanitary condition and free from offensive odors.
12. Tenant agrees to promptly notify Landlord of any items requiring repair at the property. Requests for repairs or maintenance should be made by contacting Landlord during normal business hours. Emergencies involving any immediate health and safety matter should be handled by the appropriate governmental agency (police, fire, paramedic) and Landlord shall be contacted as soon as practical thereafter. Costs for any repairs, including repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by the negligence of tenant or their guests are the responsibility of Tenant.
13. If the unit is supplied with smoke detection device(s) upon occupancy, it shall be the responsibility of the tenant to regularly test the detector(s) to ensure that the device(s) is in operable condition. The Tenant will inform Landlord immediately, in writing, of any defect, malfunction or failures of such smoke detector(s). Resident is responsible to notify Landlord of the need to replace smoke detector batteries.
14. Unless otherwise agreed upon in writing, Tenant will be responsible for maintenance of the grounds, including, weeding, mowing, watering, feeding, pruning, and raking. Tenant will also be responsible for changing the furnace filters, if existing, and having any evaporative coolers, if existing, serviced.
15. Do not dispose of sanitary napkins, tampons, paper towels, hand wipes, disposable diapers or condoms in the toilet. Plumbing problems created by improper use of the toilet or other drains will result in the Tenant paying for the plumbing repairs.
16. If Tenant reports maintenance and/or repair issues/requests and it is determined by any contractor or service provider that the maintenance and/or repair issue was not necessary or a result of Tenant negligence, Tenant will be financially responsible for the maintenance contractor or service provider for the service call and/or services provided by the maintenance contractor and/or service provider.
17. Unless otherwise agreed upon in writing, Tenant will be responsible for pest control, at their expense.
18. **Tenant(s) agrees and understands that Landlord may, upon service of a 5-day notice to Tenant, terminate the tenancy of tenant, without giving tenant an opportunity to remedy the default, if tenant, a member of Tenant's household, or a guest or other invitee of tenant engages in any criminal activity that threatens the health or safety of , or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises; engages in any criminal activity that threatens the health or safety of Landlord or an agent/employee of Landlord; or engages in any drug-related criminal activity on or near the premises.**
19. Any violation of these rules and regulations shall be considered a breach of tenants Rental or Lease Agreement, whether written or oral, and Landlord shall have the right to terminate the agreed upon tenancy.

