



RENTAL UNIT RULES & CONDITIONS

We pride ourselves in providing quality apartments with quality services to all of our tenants. In order to maintain this and ensure a safe and enjoyable living environment for all, tenant applicants must agree and cooperate with the following rules and conditions as stated:

1. All units require a one year lease. No assignment or sub letting of the lease is allowed.
2. No smoking is allowed in the apartment units or in the common areas.
3. Pets of any kind are not allowed. Pet sitting is prohibited. Service animals welcome.
4. Pianos, televisions, stereos and other such devices shall not be played or operated at an unreasonable volume at any time. Each tenant is required by their lease to conduct themselves in a manner that will not disturb a neighbor's peaceful enjoyment of the premises.
5. Profane, obscene or loud language, or unseemly behavior and conduct are prohibited. Tenant obligates themselves and those under them, not to permit to be done anything that will annoy, harass, embarrass, or inconvenience any of the other tenants or occupants in the premises. The landlord may terminate tenancy for criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or any drug-related criminal activity on or near the premises that is engaged in by tenant, member of tenant's household, or any other person under tenants' control.
6. All common areas must be used for their appropriate purposes. All common areas used for entrances, exits and common hallway areas must be kept free of any personal property. Personal property found in common areas shall be considered abandoned and disposed of.
7. All cars in lots must be licensed and operable; all others will be towed at owners' expense. Washing and repair of motor vehicles anywhere on the premises is not allowed. Boats, campers, trailers and the like shall not be parked on lots without permission from landlord.
8. All garbage, rubbish and other waste from the dwelling unit must be disposed of properly. Tenant is responsible for keeping their unit in a clean and habitable condition at all times.
9. Tenants shall not cause or permit any unusual or objectionable odor to be produced upon or emanate from their apartment or building.
10. Tenant is responsible for their drain and waste lines and the cost to clear blocked lines.
11. No door locks shall be changed or added. Modifications to the units are not allowed.
12. All tenants shall be responsible for damages caused by them beyond normal wear and tear.
13. Utilities for which Tenant is responsible for must be transferred prior to their occupancy. The maximum occupancy per bedroom is two.
14. Landlord is not an insurer of tenant's person or possessions. Landlord shall not be liable for personal injury or death of tenant, tenant's family or guests or any loss of tenant's personal property by water, fire or acts of God, etc., not caused by landlord negligence. Landlord strongly recommends tenant obtain renters insurance.
15. Rent is due without notice the first of each month and a \$25 late fee will be due after that time. The security deposit cannot be applied as partial payment of the rent.
16. Breaking the one-year lease term subjects tenant to losing the security deposit and/or liable for the unpaid balance of rent due under the lease agreement until a replacement tenant is found.
17. Tenant agrees to be bound by these written rules and comply with all said rules & conditions and certifies that they have read and understand them. Non compliance of any rule or condition is grounds for termination of tenancy by landlord.