APARTMENT RULES AND REGULATIONS

All tenants, occupants and guests will comply with apartment rules which are currently in effect (including all local and governmental laws), and such other and future rules as we may make for the safety, care and cleanliness and good order of the property or the comfort, quiet and convenience of other residents and neighbors. Additional rules shall become effective upon notice. Failure to comply with rules shall, at our option be considered a default of Rental Agreement and may result in termination of tenancy. All present and future house rules will be considered a formal part of your Rental Agreement.

Rent must be paid by the 4th day of each month or a late fee will be charged.

Apartment and halls must be kept clean at all times which includes sweeping and washing of halls.

No garbage allowed in apartment, hallways, or on porches. Garbage is to be put in plastic garbage bags and disposed of in provided garbage cans. Garbage cans are to be taken to curb on designated garbage day only and empty cans returned.

No storing of personal items in halls, yard or on porches. No decorations on porches. No hanging out towels or laundry.

No litter. All tenants are responsible for keeping all areas around apartment building free of paper and garbage.

All windows must be properly covered with curtains or drapes and properly hung. No newspapers, blankets/sheets, flags or other substances may be used for curtains or drapes.

No pets are allowed on premises at any time. Caring for anyone else’s pets is not allowed at any time.

No adding or changing persons living in apartment without written consent of landlord. Only residents listed on Rental Agreement are to occupy unit.

No water beds or liquid filled furniture allowed. No car repairs are permitted.

No disturbances of others; no loud music, TV, musical instruments or parties, etc. are allowed.

No foreign objects in toilets or drains. No sanitary napkins, tampons, grease, diapers, or anything harmful or obstructive to drains.

No tape on walls or woodwork. Only regular small nail-type picture hangars are allowed.

Storing of fire hazardous materials is not allowed, such as gas and any other flammable substance.

Tenant must keep smoke detectors in working condition. Batteries must be replaced when needed.

Tenant is responsible for all water damage. This includes overflowing sinks, toilets, tubs, water from defrosting refrigerator or any water damage whatsoever.

Tenants are responsible for replacement of broken glass in apartment and halls, no matter how glass was broken.
No remodeling. No painting or wallpapering. No installing fixtures. No changes of any kind without prior written consent from landlord. No removal of anything that belongs in the apartment without written permission.

Utilities must be on during your tenancy. This includes gas and electric. If applicable, heat must remain on during winter months.

Apartment is to be used as a private living quarters. No business is allowed on premises. This includes no babysitting or day care allowed.

No children are permitted to play in or around any area which may endanger themselves or disturb other residents. No children will be destructive to property. Children are not to be left unattended by a responsible adult.

Tenants are responsible for their visitors’ actions.

Conduct shall not disturb others. Public drunkenness or public immoral conduct will not be tolerated and may cause immediate eviction. If we find your conduct or conduct of your guests unreasonable, we will ask that it be stopped. If after notification unreasonable conduct continues, we will have the right to terminate your Rental Agreement and you will vacate the premises.

Insurance – we do not insure your personal property. We suggest you obtain renter’s insurance to cover your own valuables and cover you for any liability.

Phone hours are between 9:00 AM and 10:00 PM except for emergencies.