

Landlord Rules and Regulations

Property Address:

Int.

1. _____ This lease is a **legal document**, you may contact an **attorney before signing it**.
2. _____ **I,we have read this lease and I have no questions.**
3. _____ Tenant to inform landlord within **5 days** of any change of any phone numbers and place of employment.
4. _____ No persons other than those listed on lease are permitted to occupy the property without the consent of the landlord.
5. _____ Tenant must keep minimum utilities on ie gas, water, electric if available.
6. _____ **No pets** are to be kept on the property without the consent of the landlord. Any pet found on the property will subject the tenant the **fines listed in the lease without notice**
7. _____ ***All charges ie late fees, check charges and repair deductibles will be credited (paid) from any rents and balance will be noted as rent due if there is a shortage of funds.***
8. _____ At any time landlord may request rents to be in the form of certified funds.
9. _____ No fixtures of any kind to be attached to the **building ie satellite dish, basket ball hoop door openers, alarm systems and exterior lights without the written consent of the landlord.**
10. _____ Holiday lights and decorations may not be **affixed by staples, screws or nails to the building.**
11. _____ Holiday decorations must conform to deed restrictions.
12. _____ ***Tenant will not repair nor maintain vehicles on the property nor on the street adjacent to the property other than washing and cleaning. Repairs include oil change, lubrication, brake replacement.***
13. _____ All vehicles must have **current registration and be in running condition** to remain on the property or on the street in front of or adjacent to the property any vehicle not registered nor in running condition will be subject to towing at tenants expense **without** notice.
14. _____ Commercial daycare prohibited on the property
15. _____ Landlord or landlords representative has right to access the property **without** notice for ***emergency repairs.***
16. _____ Tenant is responsible to keep property clean and sanitary, properly dispose of all trash and garbage in appropriate containers, supply and **change heating and air conditioning filters** once a month, supply and replace light bulbs and smoke detector batteries as needed, promptly notify landlord of all needed repairs and take precautions to prevent broken water pipes due to freezing.
17. _____ Tenant is responsible for all plumbing stoppages within the house ie commodes and sinks.
18. _____ Tenant is responsible for **trip charges. \$65 for collection of rent; \$65 if tenant does not make the property accessible for repairman.**
19. _____ Tenant **will not change** paint colors or drill holes in walls for brackets.
20. _____ Tenants are responsible to supply landlord with keys and codes **within 24hours** if tenant rekeys any locks or changes any codes. Cost of rekeys or code change will be tenant expense.
21. _____ Tenant will be charged **\$25.00 per certified letter** for notices due to eviction, non-payment of rent and deed restriction violations and lease violations.

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22. _____ *Any maid service, house cleaning, lawn mowing and carpet cleaning will be deducted from deposit and will not considered normal wear and tear.*
23. _____ *No smoking* in the house. Smoking *permitted in the garage or on rear patio.*
24. _____ **Landlord/Manager may require specific utility provider due to credit worthiness of tenant.**
25. _____ Garbage Disposal **is not used for bones of any other similar materials.**
26. _____ **Certified/overnight or any mail from tenant to pay rent which requires a signature will not be delivered and posted as late or not received. Regular Mail/Priority Mail or any other means which does not require a signature is acceptable**
27. _____ Landlords rules are in addition to terms of lease and are not deemed to diminish nor replace any term or conditions of the lease.
28. _____ Tenant is required to purchase renters insurance as per lease with minimum \$300,000 liability without exemptions
29. _____ Above ground pools and trampolines are **prohibited.**

Tenant: _____
signature signature