

LANDLORD RULES AND REGULATIONS FOR 1827 Ave O & 1708 19th GALVESTON, TX

- Tenants will not paint inside or outside of the unit.
- Tenants will not install satellite dishes anywhere on the building.
- NO STORAGE IN ATTIC.
- Any items left after move-out will become the property of the Landlord; or will be disposed of and Tenant will be charged for disposal.
- NO SMOKING IN THE HOME BY ANYONE, AT ANYTIME.
- No water beds allowed.
- No trampolines allowed.
- No locks will be changed without written approval from the Landlord; and a copy of all keys will be given to the Landlord.
- Tenant is to change out filters EACH MONTH during the lease.
- NO Pets allowed over 50 LBS. One pet per unit
- During hurricane season (June 1-November 30 of each year) in the event of an evacuation, Tenant is to follow evacuation procedures and leave the home. Tenant is to secure or remove all personal belongings inside the unit. Tenant is responsible for all personal losses that may occur during the hurricane and related wind/rain events.
- Tenant is responsible for purchasing Renters Insurance to cover his/her personal contents at \$100,000 minimum.
- Tenant is to use felt (or similar product) protective covering on the feet of any furniture or other items that could scratch the flooring.
- Tenants will be charged for any clogging, or back up to plumbing due to tenants neglect. Such as feminine products being flushed, or other debris.
- The window blinds currently in use at the home ARE NOT TO BE REMOVED. No additional window treatments may be used that will require hardware installation in the window frames or surrounding sheetrock.
- Upon the end of lease at move-out, Tenant must do a walk-thru with Landlord and/or Property Manager to assess the property condition; otherwise, deposit will be non-refundable. Landlord will note and itemize any damages that have occurred and will deduct from the security deposit.
- At move-out any paint issues or excessive nail holes will be repaired/painted by Landlord's choice of contractor and will be deducted from the Tenant's deposit.

Laundry/Common Area Room Rules

- The laundry room is to stay locked at all times. If you leave your laundry unattended please lock the door. The door has a keypad for access control. Each tenant that needs access to the laundry room will be given a code to access.

- **All supplies needed to do your laundry should be stored in your unit and not in the laundry area (Detergent, Bleach, Dryer Sheets and other laundry products)**
- **Common areas outside the building shall not be used for storage (i.e., lawn chairs, bicycles, mo- peds, etc.).**
- **PARKING- please apply for a residential permit with the City of Galveston. Parking is available on the property and the street. Parking spots are not designated.**
- **NOISE: All residents will avoid making loud or objectionable noises of any kind, especially including loud stereos and other music systems.**
- **No wood, gas, or charcoal grills allowed to be used or stored on the property.**

Landlord/Property Mgr. Date

Tenant Date

Tenant Date