

TENANT HOUSE RULES AND REGULATIONS

These rules and regulations are incorporated into and made a part of that certain rental agreement effective _____ [effective date of agreement, not date it was signed] between _____ [name of landlord or landlords] and _____ [name of tenant or tenants] concerning the premises commonly known and referred to as _____ [address of premises], and attached thereto as an addendum.

The policies and rules contained herein may be modified, and new policies and rules adopted by landlord, and shall become effective on the date they bear, or thirty days after delivery of a copy of the amendment, or amended rules, to tenant, whichever is later.

I. GENERAL POLICY

A guest remaining overnight on the premises more than _____ consecutive days shall be conclusively deemed an unapproved subtenant under the rental agreement.

Sanitation and garbage

A. Tenant shall maintain the unit rented to him clean and free of accumulations of garbage and rubbish at all times.

B. Garbage and rubbish shall be disposed of in containers designated for the purpose. Large boxes and containers shall be broken down so as not to consume too much space in the garbage containers.

C. No hazardous substances may be disposed of in the garbage containers, but must be disposed of as required by applicable health and safety regulations and codes.

II. CONDUCT IN PREMISES AND COMMON AREAS

A. No clothing, curtains or other items shall be hung from balconies or out of windows.

B. No items of furniture shall be placed in common areas except when actually in use, and in no event shall such items be placed in such a way that they block or in any way impede passage of others.

C. All furniture must be kept in resident's unit except when actually in use elsewhere. If tenant's unit is rented with a private patio or balcony, patio furniture may be permanently placed thereon with the prior written consent of management, provided the same is properly maintained and does not, in the sole judgment of management, become an eyesore.

D. Tenant shall refrain from creating or permitting his guests or invitees to create, any noise or sounds in his rental unit or common areas which is disturbing to residents or neighbors during the hours of _____ and _____ [a "curfew" provision]

E. Tenant shall refrain from playing any musical instrument, radio, music system, entertainment system, or television set at a volume which causes disturbance to other residents.

F. Tenant shall refrain, and ensure his guests and invitees refrain, from any conduct which a reasonable person would deem likely to annoy or disturb other residents, while in the rental unit itself, or the common areas and parking facilities.

III. USE OF THE PREMISES AND COMMON AREAS

A. Tenant is responsible for keeping his rental unit secure. Except to the extent provided by law, landlord is not responsible for the illegal acts of others, including burglary or theft.

B. Landlord does not provide insurance coverage. Tenant is solely responsible for securing such insurance, including insuring the contents of his unit, as he deems prudent.

C. During absences by tenant, landlord and his agents will provide access to no other persons, known to tenant and landlord or not, unless expressly requested to do so by tenant in writing. This shall not constitute any undertaking by, or confer any duty upon, landlord or his agents to provide such access at any particular time.

D. Tenant shall immediately notify landlord if any door or window lock or bar in his unit becomes unserviceable.

E. Tenant shall notify landlord of any extended absences (more than six days) from the premises

F. Tenant shall not use or store gasoline, cleaning solvents, or other combustible substances in the rental unit, or any parking or storage spaces provided in connection with his occupancy of the unit.

G. Tenant shall not use barbecues, grills, or other outdoor cooking equipment indoors, or use them outdoors in such a way as to create a fire hazard or substantial risk of damage to the rental unit or common areas.

H. No bicycles, play equipment, children's toys, skateboards, or other personal belongings shall be left in the common areas unattended.

IV. MAINTENANCE AND ALTERATIONS

A. Tenant shall notify landlord or the resident or property manager of any necessary repairs to the premises as soon after the discovery thereof as possible. Tenant shall not make maintenance requests of maintenance personnel or workmen.

B. Tenant shall make no modifications or alterations to the rental unit without the prior written consent of landlord. Decorations shall be installed in such a way as not to damage substantially, the walls, ceilings, floors and carpets. Window coverings shall be restricted to curtains, blinds, and window shades. Under no circumstances shall aluminum or other metal foil, newspapers, or any other such substances be used as a window covering.

C. Costs of clearing plumbing stoppages, or repairing damage to the rental unit or appliances supplied therewith, which are the result of negligence or misuse by tenant shall be charged to tenant and be payable upon demand

V. PARKING AND VEHICLES

A. Tenant shall use only his assigned parking space, and use it for parking only. No vehicle, as that term is defined under state law, may be parked anywhere but in a designated parking space. Tenant's guests may park only in the guest parking areas or off the premises. No disabled or unregistered vehicles or vehicles with expired registration shall be parked on the premises, nor may any vehicle be parked in red zones or designated fire lanes. Such vehicles will be towed to a storage yard at the owner's expense.

B. Parking spaces may not be used for storage.

C. No car washing, changing of oil or other vehicle fluids, installation of oil or other vehicle fluids, or vehicle repairs of any kind or description shall be conducted on the premises, the common areas, parking areas, or driveways.

Receipt of copy acknowledged.

Date: _____ Tenant: _____

Date: _____ Tenant: _____

Date: _____ Tenant: _____

Date: _____ Tenant: _____