

General Rules and Regulation (unless otherwise stated in your lease)

- A. TENANT AGREES TO NOT SMOKE IN OR ON THE PREMISES AND ACCEPTS THIS CONTRACT AS A NO SMOKING CONTRACT: There will be a \$200.00 fine assessed if caught smoking, or after two complaints of smoking in the unit or on the property by you or your guests, and you will be asked to vacate. No smoking applies to ALL guests and visitors, as well as ALL tenants. Tenants are responsible to inform their guests of this policy.
- B. AUTO REPAIR: There shall be no repair of or remodeling of automobiles on the property unless an area has been designated by the landlord for this purpose.
- C. PETS: NO PETS ALLOWED: Tenants found with an unauthorized pet on the premises will be charged a \$200.00 fine and given seven (7) days to get rid of pet or face eviction.
- D. CARPET CLEANING: Tenants are responsible to clean carpets at least once a year at their expense.
- E. WATERING: Tenants agree to water lawns and shrubs and mow the lawn often enough to keep it green and healthy. Grass is to be kept cut to an acceptable length and lawns and shrubs free from weeds in properties where this task is not taken care of by owner/agent.
- F. SNOW: Tenants are responsible to keep snow and/or ice removed from their walks, decks, and steps and agree to do so as often as necessary to maintain safe walking conditions. Tenant will accept full responsibility for injury caused by their negligence in properties where this task is not taken care of by owner/agent. In multiple unit buildings, owner will provide snow shovel(s) and de-icer upon request.
- G. CHECKOUT PROCEDURES: Tenants are responsible ten (10) days before checkouts to obtain a list of cleaning instructions and checkout procedures from the Landlord. FAILURE TO FOLLOW PROPER CHECKOUT PROCEDURES WILL RESULT IN FORFEITURE OF THE SECURITY DEPOSIT.
- H. OPERATING A BUSINESS: Tenant shall not operate a business on the property without full disclosure and consent from the owner/agent and without proof of verification of zoning and

compliance with all related laws and ordinances.

I. EXTRA PEOPLE IN UNIT: If it comes to owner/agent's attention that there are more people living in the unit than are specified on the lease, there will be a fine of \$100 per person per month that they are in the unit and tenant will face eviction. Please contact owner/agent for guidelines on guests if they plan to stay more than one week.

J. TRAMPOLINES: No trampolines are allowed on the property.

K. The tenant agrees to use the property as their personal residence and to comply with all applicable city, county, and state laws in the use of the property.

L. Tenant will maintain the interior of the unit in a reasonably clean and safe condition. Tenant is responsible to change furnace filters once a month and smoke alarm batteries as needed.

M. Tenants agree to avoid unreasonable noise or other disruption of the privacy and peaceful enjoyment of the premises by other tenants.

N. Tenants are responsible for their family and guests on the property. Tenants will make sure their guests abide by the terms of the lease.

O. The tenants shall not make or cause alterations to be made to the property, or its contents without first obtaining written permission of the owner/agent, including nail holes in the wall.

P. Tenants are not allowed to put satellite dishes on the property without written permission of the owner/agent. Guidelines are available upon request.

Q. PARKING: Only cars properly licensed and operable are allowed on the property. Special written permission must be obtained in advance to park any trailer or recreational vehicle. Tenant is responsible to follow parking guidelines as applicable. If parking spots or parking rules are posted, tenant must abide by these rules.

SPECIAL PARKING INSTRUCTIONS SPECIFIC TO THIS PROPERTY: