

Residential Rules and Regulations

Addendum to the Residential Lease

Landlord Russel and Raylene Moldovan | R & R Real Estate

Property _____ Unit _____

Tenant names _____

Lease date _____ Addendum date _____

These rules protect the home, neighbors, and residents. They apply with the lease and controlling law. A reasonable accommodation or nonwaivable legal duty takes priority. A violation is addressed through the lease's notice and lawful remedies, not automatic eviction or an arbitrary increase in rent.

1 Cleanliness pests and waste

Keep the home reasonably clean and sanitary; bag garbage and use the provided containers. Promptly report pests, leaks and unsafe conditions. Landlord will arrange legally required pest treatment. Tenant must cooperate with reasonable treatment instructions. Tenant is charged only documented, lawful costs for conditions attributable to Tenant's negligent or intentional conduct, not merely because pests appear during the tenancy.

2 Safety alarms and emergency access

Do not disable smoke or carbon monoxide alarms, remove batteries without prompt replacement, or obstruct fire exits. Landlord supplies and maintains required alarms as law requires. Tenant will test accessible alarms, replace replaceable batteries as reasonably needed, and promptly report any malfunction or inability to replace a battery. Do not enter roofs except by a lawful emergency escape route when necessary. Keep halls, stairs, sidewalks and exits unobstructed.

3 Quiet enjoyment and lawful conduct

Quiet hours are 10 p.m. to 7 a.m. Keep music, television, gatherings and animals at levels that do not unreasonably disturb others at any hour. No unlawful drug activity, underage drinking, threats, violence, or unlawful conduct. Kegs and disruptive alcohol parties are prohibited. Enforcement must respect applicable disability, victim-protection and other legal rights. A police call alone is not proof of a lease violation.

4 Smoking and fire prevention

No smoking or vaping inside the dwelling. Dispose of smoking materials safely outdoors without littering. Do not store hazardous chemicals, explosive materials or unsafe quantities of flammable substances. Do not use unvented fuel heaters, kerosene heaters, or unsafe extension cords. Portable electric heaters need Landlord's prior written approval and must be listed for residential use, kept clear of combustibles, and operated safely.

5 Heat and cold weather

Do not turn off heat during freezing weather. Where Tenant controls heat, keep at least 55°F when away, and maintain any higher temperature required by law while occupied. Promptly report heating failures. Landlord remains responsible for legally required heat and repairs. Follow the signed lease's utility and thermostat arrangements; these rules do not authorize unsafe temperatures.

6 Alterations plumbing and appliances

Reasonable small picture-hanging nails are allowed. Other alterations need prior written approval, subject to legal rights. Damage charges must reflect move-in condition and ordinary wear; no automatic repainting charge applies. Flush only human waste and ordinary toilet tissue. Repair charges require evidence of misuse attributable to Tenant. Clean dryer lint after each use and report appliance problems.

7 Porches windows and common areas

Keep porches and exits clear. No porch storage or indoor upholstered furniture outdoors. Use suitable window coverings that preserve safe egress and ventilation. Apply these rules consistently with lawful accommodation and protected rights. Waterbeds need prior written approval, subject to required accommodation.

8 Parking and vehicles

Park only in assigned or authorized spaces. No disabled, leaking or unlawfully registered vehicle may be stored on the residential premises without written approval. Tenant must follow posted and legally enforceable parking restrictions. Any towing must comply with applicable law and notices. Landlord does not insure vehicles or contents; this does not waive liability for Landlord's negligence or other unlawful conduct.

9 Snow ice and outdoor care

Responsibility and specific areas follow the completed utility and maintenance allocation in the lease. Assigned removal must meet the actual municipal deadline, which may be shorter than 24 hours. Landlord remains responsible for nondelegable safety and code duties. A fine or contractor cost is not automatically passed through: Tenant may be charged only when authorized by law and the lease and supported by Tenant's proven breach and reasonable documentation.

10 Guests pets keys and contact information

Tenant is responsible for guests' conduct to the extent legally attributable to Tenant. Additional residents and pet approvals follow the lease. Approved assistance animals are addressed through reasonable accommodation; pet fees and deposits do not apply under Landlord's assistance-animal policy. Return all keys and access devices at surrender. Replacement charges are limited to reasonable actual costs for missing devices or necessary rekeying, without duplicate recovery.

Keep a current telephone number, email address and emergency contact on file where available. A Social Security number is not required for ordinary lease administration under these rules. Any SSN provided for background screening belongs in the designated confidential screening process, not in this addendum, a maintenance request, or ordinary email or text.

11 Changes and acknowledgment

Material rule changes during a fixed term require a signed agreement unless required by law. These rules do not authorize unilateral penalties, new charges or rent increases. Mandatory law controls. Each signer acknowledges receiving and reading this addendum.

Russel Moldovan signature _____ Date _____

Raylene Moldovan signature _____ Date _____

Tenant 1 name _____ Signature _____ Date _____

Tenant 2 name _____ Signature _____ Date _____

Tenant 3 name _____ Signature _____ Date _____

Tenant 4 name _____ Signature _____ Date _____