# RULES AND REGULATIONS

(House Rental)

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Tenant(s):

Landlord and Tenant agree that the following rules and regulations are part of the Lease Agreement.

1. The landlord shall not be responsible to the tenant for the damage or loss or his/her vehicle or its contents. No disabled cars allowed.
2. Tenant agrees to keep premises neat, clean and vermin free at all times. If premises become vermin infested during tenancy, tenant agrees to have them promptly exterminated at tenant’s own expense.
3. Tenant agrees to check and replace smoke detector batteries.
4. The tenant will return his/her keys to the landlord upon the completion of the tenant’s lease. A $5.00 charge is assessed for any non-returned key.
5. Bad check charge: There is a $30.00 charge for any check returned to the landlord for any reason, and in the future, personal checks will not be received. Rent must be paid thereafter in the form of a cashier’s check, personal money order or cash.
6. Tenant must provide landlord with telephone number, email address and social security number.
7. Noise. Tenant agrees to consider the next-door tenants, and keep his/her radio, stereo, and television at a reasonable volume; also not to have loud parties or gatherings that would disturb his/her neighbors.
8. Small nails and screws may be used to hang small (not heavy) pictures or wall decorations. Upon the tenant’s departure, tenant must repair all holes or the landlord at the tenant’s expense will do it. No holes in woodwork without landlord’s permission.
9. Porches must not be used for storage purposes and tenant is required to keep the porches tidy and clean. No couches, recliners or indoor furniture permitted.
10. Do not use the toilet to dispose of hair, sanitary napkins, diapers, toothbrushes, toys, rubbish or other items that will clog it. Tenant will be charged for any costs incurred by landlord for repairs.
11. No alternate heating sources, such as kerosene heaters or electric heaters shall be permitted without the prior consent of the landlord.
12. Tenant shall observe “quiet hours” between the hours of 10pm and 7am.
13. No waterbed shall be permitted within the leased premises.
14. Tenant shall not install shelving, paint, or wallpaper without the prior consent of the landlord.
15. No tenant or visitor shall go out on the roof of the house or outbuildings at anytime.
16. Sidewalks, halls, passageways, and stairways shall not be obstructed or used for any other purpose than for ingress and egress to and from their respective apartments.
17. Covering of windows with blankets, flags, sheets or any other material not designed for such is not acceptable.
18. Tenant shall maintain the temperature in the Premises to, at least, 55 degrees during the winter months, even when they are absent. This prevents pipes from freezing.
19. ABSOLUTELY NO UNDERAGE DRINKING OR ILLEGAL DRUG USE PERMITTED. NO KEGS on the premises. A violation could result in termination of lease or an increase in the tenant’s rent for the remainder of the lease. The amount to be determined by the landlord. There are to be no alcohol parties on the premise.
20. No pets. $50.00 fine for pets discovered on the premises.
21. All garbage must be placed in the garbage cans provided.
22. ABSOLUTELY NO SMOKING IS PERMITTED IN THE HOUSE. Persons smoking outside must dispose of their butts appropriately. No butts in the grass or bushes. Any cigarettes burns on the property will be repaired at the tenant’s expense.
23. Washer and Dryer: Tenant is responsible for cleaning the lent from the dryer following each use. This is for fire prevention, and will increase drying efficiency.
24. Tenants shall be responsible for snow and ice removal from sidewalks and steps into the building as provided by law and within 24 hours after the precipitation has ceased. If the property is fined due to lack of compliance, the fine shall be passed onto the tenants. A snow shovel has been provided.

Landlord may change these rules and regulations. Landlord agrees that any change in the rules and regulations will be mailed and each tenant will be provided with a copy.

BY SIGNING THIS COPY OF THE LEASE AGREEMENT ADDENDUM (RULES AND REGULATIONS), TENANT AGREES THAT TENANT HAS READ AND UNDERSTANDS THESE RULES AND REGULATIONS.

Date signed by Landlords: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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 Russel Moldovan, Landlord Raylene Moldovan, Landlord

Date signed by Tenant(s):

TENANT: TENANT:

TENANT: TENANT: