

# Complete Property Services LLC

## PROPERTY RULES

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ADDRESS: \_\_\_\_\_

This addendum to the rental agreement executed between the parties contains additional rules and regulations intended to help secure the comfort and safety of residents and their neighbors.

### **ALTERATIONS:**

Tenant shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from Owner's Agent / Landlord: provided, however, that notwithstanding such consent, all alterations including items affixed to the premises shall become the property of the Landlord upon termination of the lease.

Tenant shall not change or install locks, paint, or wallpaper said premises without Owner's Agent / Landlord's prior written consent, Tenant shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

### **AMENITIES:**

The following checked items are furnished by Management as a courtesy to Tenant and are not to be construed in any manner as a part of the rental paid by the Tenant:

Refrigerator    Stove/oven    Dish Washer    Washer    Dryer  
 Microwave    Ceiling Fan(s)    Window Coverings

### **ANIMALS:**

Birds, dogs, cats, reptiles or other animals will not be permitted in, upon or about the premises without the express prior written consent of the Owner's Agent / Landlord. Consent, if given, shall be revocable by the Owner's Agent / Landlord at any time.

### **ANTENNAS:**

Any antenna or satellite dish placed on or attached on the roof or exterior walls of the building without consent of the Owner's Agent / Landlord in writing is liable to removal without notice.

### **BALCONIES/PATIOS:**

Private balconies and patios are not intended for storage. Bicycles and patio furniture are the only items that may be placed or stored on the balcony or patio. Other personal items, including, but not limited to boxes and general clutter, must be stored elsewhere or disposed of properly.

**CLEANING AND DAMAGE DEPOSIT:**

A cleaning charge may be deducted if the rental property is not returned clean, including appliances and carpet. Other necessary repair, painting or damage charges may be deducted from deposit. If the Owner's Agent / Landlord must perform painting, carpet cleaning, or other cleaning within the initial one-year lease term, the tenant will be responsible for any costs incurred.

**COMBUSTIBLE AND PROHIBITED SUBSTANCES:**

Neither the tenant nor any of the tenant's agents, employees, licensees or visitors shall at any time bring into or keep upon the demised premises any flammable, combustible or explosive fluid, material, chemical or substance.

**COURTESY:**

Profane, obscene, loud or boisterous language, or unseemly behavior and conduct are absolutely prohibited. The tenant agrees to not permit to be done, anything that will annoy, harass, embarrass, or inconvenience any other tenants, neighbors or occupants in adjoining premises.

**DISTURBANCES:**

At all times during the lease term, residents shall conduct themselves, and require other persons on the Premises with their consent to conduct themselves, in a manner that does not unreasonably disturb his neighbors or constitute a breach of the peace. Tenants shall not make or permit any disturbing noises in the building by a tenant or tenant's family, employees, agents, visitors or licensees, nor do or permit any thing by such persons that will interfere with the rights, comforts or convenience of other residents. Residents shall not play or allow to be played, any musical instrument or operate audio-visual equipment in the demised premises, or on the exterior of said premises, if disturbs or annoys other occupants of the building.

**DRUG-FREE HOUSING:**

Drug-related criminal activity will not be tolerated on or near the property, whether on the part of the tenant, any member of the household, any guest or any other person. Acts of violence or threats of violence, including but not limited to, brandishing weapons or the unlawful discharge of firearms, on or near the property will not be tolerated. The parties agree that violation of any or all of these provisions shall be a material violation of the lease and will be cause for immediate termination of the lease.

**EXTERIOR:**

Nothing shall be placed or kept on the outer sill or on the outside of any window, and nothing shall be thrown out of any window, door or from any porch into any attached court, yard, sidewalk or alley. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in, or used in connection with any window or door of the demised premises, without prior written consent of the Owner's Agent / Landlord. Garbage cans, supplies, or other articles shall not be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the windowsills. No linens, clothing, curtains, rugs or mops shall be shaken or hung from any of the windows or doors.

**GARBAGE:**

No garbage or other refuse shall be stored or allowed to accumulate on the premises for extended periods of time. No garbage shall be thrown out of windows, doors or from any other part of the property. All garbage and refuse shall be disposed of in a timely manner in places and dumpsters provided by the Owner's Agent / Landlord or municipality.

**HEATING & COOLING:**

Only persons employed by the Owner's Agent / Landlord or his agents shall operate, or have anything to do with any heating plant on the premises. The tenant shall not install or use any electrical or other type of space heater without the express prior written consent of the Owner's Agent / Landlord. The tenant shall not use cooking appliances to heat the premises. Landlord provides routine heating and cooling checks and changes of filters. Owner's Agent / Landlord reserves the right to access during normal business hours to conduct routine, preventative maintenance on heating and cooling equipment.

**ILLEGAL ACTIVITY:**

If the Owner's Agent / Landlord observes any activity of a suspicious nature on the part of the tenant, employees, guests or family members of the tenant in the leased premises, or any areas adjoining the premises, the Owner's Agent / Landlord shall inform the police and the activity may be cause for immediate termination of the lease. Illegal activities on the premises will not be tolerated. Any arrest of a tenant, or guests of the tenant or suspicion of any illegal activity, regardless of whether it results in a conviction, may be cause for termination of tenancy.

**KEYS:**

Keys shall be provided upon payment of the first month's rent and security deposits, and shall be deemed a part of this Agreement. The tenant shall not change, reproduce or add any keys and/or locks without the express prior permission of the Owner's Agent / Landlord. The tenant shall provide the Owner's Agent / Landlord with copies of every key for the premises. If the tenant shall lose keys to the property, then he shall be responsible for a fee of \$25 in addition to cost of replacement keys or locksmith charges.

**LIGHT BULBS:**

Before occupancy of the rental property, all light bulbs will be installed and in good working order. Thereafter, tenants are required to provide and change all bulbs within or switch controlled from their premises, no matter where located, at their own expense.

**LOCKOUT:**

In the event that the tenant locks themselves out of their premises, they may obtain a key from the Owner's Agent / Landlord at a time convenient to the Owner's Agent / Landlord. The tenant must pay for any damage to the property as a result of a lockout

**LOITERING AND USE PUBLIC AREAS:**

No person shall congregate, lounge, play, sit, or unnecessarily obstruct any of the common areas. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for a purpose other than ingress and egress to and from the demised premises. No baby carriages, vehicles, bicycles or portable barbecues shall be allowed to stand in the halls, passageways, porches or courts of the building. Children shall not play in any common areas not designated as play areas.

**MOVING AND/OR DAILY MOVEMENT:**

All tenant property and equipment shall be brought into and taken from the premises through the rear entrance when possible, and nothing shall be permitted to remain in any public areas.

**OCCUPANCY:**

Only occupants listed on the application for tenancy and lease shall occupy the rental property. Any deviation from this requirement will automatically terminate the lease/rental agreement. Under this agreement, an occupant is defined as anyone who spends more than five nights in the property during any one-month period.

**PET CLEANING AND PET DEPOSIT :**

Owner's Agent / Landlord reserves the right to require a pet deposit. Tenant agrees to allow Owner's Agent / Landlord to deduct the full cost of carpet cleaning, pest extermination and air freshener from the deposit. Tenant agrees to return property and yard without damages and in original condition. Owner's Agent / Landlord reserves the right to periodically inspect tenant's property and if any damage has occurred, tenant agrees to immediately remedy or vacate premises and the lease shall be terminated.

**PLUMBING:**

The toilets, washbasins, sink; disposal and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweepings, rubbish, rags or other substances shall be thrown therein. The cost to repair damages or clean drain lines resulting from the misuse of fixtures in the demised premises shall be borne by the resident. The tenant shall keep the sink, lavatory drains and commode lines in good operating condition.

