

HOUSE RULES

To protect your comfort, safety, and enjoyment, and that of your neighbors, Owner has adopted the following rules concerning your conduct while a Tenant of the Premises. Owner reserves the right to make changes or adopt additional rules. Failure to comply with the rules will constitute a material breach of the Agreement and may constitute a just cause for eviction.

Noise and Behavior

Tenant shall not make or permit any noise, or engage in or permit any other conduct that disturbs or offends other Tenants or neighbors. Tenant must comply with the directions of Owner and Owner's determination shall be final. Tenant is responsible for ensuring that disturbing noises are not caused by Tenant's family, guests or invitees. Social gatherings of Tenant and their guests are welcomed provided that such gatherings do not become loud, boisterous, or generally objectionable, as judged in Owner's sole discretion, so as to interfere with the right of quiet enjoyment of other Tenants and neighbors. Hosting a loud, boisterous party in violation of this rule may lead to Tenant's eviction.

Consumption of alcoholic beverages by Tenant or Tenant's guests is prohibited in the common areas of the Building.

Tenants are expected to cooperate with each other in resolution of any potential disputes, and are encouraged to use the services of a local dispute resolution service if they are having difficulty at dispute resolution on their own.

Parking (if provided by agreement)

Tenant shall park in Tenant's assigned place ONLY and shall not permit visitors to use parking facilities. Only operational vehicles may be parked in parking areas.

Motorcycles, motor-driven cycles, bicycles, etc., shall not be stored in/on patios, fire escapes, hallways, common areas or other non-parking areas.

Bike Racks

If Owner has provided a bike rack in the Building, Tenant's use of the bike rack is at Tenant's own risk. Owner shall not be liable or responsible in any way for theft or damage to Tenant's bike(s). Tenant must provide a locking device, and must cooperate with other Building residents to ensure that everyone is able to use the rack. The bike rack is provided as a courtesy only. Owner may, at Owner's sole discretion, remove the bike rack and discontinue this service for any reason, and Tenant hereby acknowledges that such a discontinuation or interruption of usage shall not constitute a decrease in housing services.

Building Appearance

Alterations that will affect the Building's appearance, such as window coverings, shall not be permitted without Owner's prior written approval.

No signs, advertisements, posters or similar displays, except burglary prevention notices, may be affixed to the EXTERIOR of any door or window or to any exterior wall without Owner's prior written approval.

Garbage cans, brooms, mops, cardboard boxes and similar articles are to be kept inside the Premises.

Towels, rugs, clothing and other articles are not to be hung from windows, railings, fire escapes or balconies.

Refuse

In order to preserve the appearance and cleanliness of the Building, Tenant shall take care to prevent waste from dropping or spilling on carpeting, concrete, walkways and/or other common areas.

Tenant is required to cooperate with any recycling programs in effect or implemented by Owner.

Items too large to fit in any trash chute or refuse container must be carried to a designated area or disposed of by Tenant at Owner's direction.

Tenant is liable for any additional costs involved in hauling or disposing of any items not collected by any contracted scavenger service.

Refuse is to be placed inside designated containers or chutes. Doors and lids should be closed properly and not slammed.

Tenant is responsible for the general cleanliness and sanitation of the Building. Please keep that in mind at all times.

Tenant shall ensure that large boxes are broken apart before being placed in trash containers. Tenant shall be responsible, at Tenant's expense, for hauling to the dump those items too large to fit in the trash containers.

Tenant shall not dispose of any flammable liquids, rags or other items soaked with flammable liquids, or any other hazardous material(s) in trash containers or bins.

Cooperation with Waste Removal Laws

Tenant shall cooperate with all waste removal laws now in effect or that become effective during the tenancy. This means that Tenant shall ensure that all of Tenant's waste is properly sorted and placed in the appropriate bin (for example, recycling, compost, hazardous waste, and garbage). Any fine levied against Owner for a violation of rules pertaining to the sorting of waste items shall be paid by the offending Tenant. Tenant agrees to always comply with all governmental recycling and composting requirements.

Lockouts

Tenant should take care not to lock himself/herself out of the Premises. If Owner is required to assist any Tenant in gaining entry to the Premises, Owner may charge Tenant \$25.00 for each successive lockout and may require Tenant to contract with a professional locksmith.

Should Owner receive a request for access from a subtenant or guest of Tenant. Owner may, at Owner's discretion, grant access to the subtenant or guest if Tenant instructs Owner to do so. However, Owner's decision to accommodate this request shall not be deemed as an acknowledgment or approval of a sub-tenancy or subsequent occupancy of anyone other than Tenant.

Deliveries

Owner is not responsible for the delivery, acceptance or receipt of, damage to or loss of, messages, packages, mail or other material left at entrances to the Building or elsewhere in the Building.

Laundry Facilities (if provided)

Heavy articles are not allowed in the laundry machines or dryers.

Tenant must remove contents from machine promptly when cycle is complete.

Owner assumes no responsibility in the use of laundry equipment or for items lost, stolen or damaged therein. Laundry facilities are for the exclusive use of Tenant for their own clothing only. Owner may, in Owner's sole discretion, raise the fees for usage of the machines without notice, and any such raise shall not constitute an increase in rent.

Unit Care

Before washing or cleaning walls, drapery or carpet, Tenant must consult Owner for the appropriate method or for recommended vendors to perform such work.

Tenant shall be responsible for any damage caused by the employment of any improper method or vendor and/or the cost of redoing the work or restoring damaged articles or property to Owner's satisfaction if the method applied or the vendor employed was unsatisfactory.

Tenant may not burn incense and may not leave burning candles unattended.

Tenant may not install air conditioners, ventilators or window screening devices without Owner's prior written approval.

Tenant shall not paint the Premises or any portion thereof without prior written consent of Owner. In the event such permission is given, Tenant shall restore the original paint colors prior to vacating the Premises. Tenant shall be responsible for all costs involved in such repainting.

Any accessories such as towel bars, coat hooks or built-in closet shelves, etc., may not be added without the prior written consent of Owner. Once installed, they may not be removed even upon vacating the Premises. Garbage disposals, dishwashers and other appliances, if provided, must be used only for the intended purpose for which they were designed and constructed.

Floor Covering

Owner requires that all rooms with hardwood or hard surface flooring be 80% covered by carpeting. Carpet covering may be necessary to abate and control noise. Failure of Tenant to comply with any request to cover 80% of all rooms with hardwood or hard surface flooring, including all hallways and other areas normally subject to foot traffic, shall constitute a just cause for eviction.

Wall Hangings

Adhesive picture hangers designed for such use and easy removal are permitted. Picture hangers employing a small nail or pin are also permitted. However, Tenant is responsible for the cost of any repairs or painting required as a result of the hanging of pictures or other objects.

ACCEPTED AND AGREED TO BY:

Tenant Signature: _____

Date: _____

Tenant Signature: _____

Date: _____