

LEASE RULES AND REGULATIONS

1. GENERAL

- a. This agreement is an addendum and a part of the Residential Lease or Month-to-Month Rental Agreement between Landlord and Tenant.
- b. New rules and regulations or addendums to these rules may be adopted by Landlord upon giving 30 days written notice. Tenant is responsible for the conduct of guests and the adherence to these rules and regulations at all times.
- c. Tenant understands that Landlord has the right to enter premises, by giving 24 hours notice, to make necessary repairs or to exhibit the unit to prospective tenants, mortgages or buyers.
- d. Tenant understands that this is a non-smoking residence.

2. NOISES AND CONDUCT

- a. Residents shall not make or allow any disturbing noises by tenants, family or guests, or permit anything by such persons, which will interfere with the rights, comforts or conveniences of other persons.

3. CLEANLINESS AND TRASH

- a. The unit must be kept clean, sanitary and free from objectionable odors.
- b. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire, or safety ordinance or regulations.

4. SAFETY

- a. All doors must be locked and appliances turned off when leaving the unit.
- b. When leaving for an extended period or if someone is to reside in the unit during the resident's absence, resident shall notify landlord beforehand.
- c. Use of storage of gasoline, cleaning solvent, or other combustibles in the house is prohibited.

5. MAINTENANCE, REPAIRS, AND ALTERATIONS

- a. Resident shall advise landlord by phone, of any items requiring repair (dripping faucets, light switches, etc.). Notification should be immediate to avoid any further damage.
- b. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Tenant's negligence or improper usage are the responsibility of the Tenant. Tenant on demand must pay payment for corrective action. The Landlord will pay for other repairs.

A MUTUAL UNDERSTANDING OF THE CONCEPT OF "ORDINARY WEAR AND TEAR" AS IT APPLIES TO THE CONDITION OF A RENTED PROPERTY UPON THE TERMINATION OF THIS AGREEMENT.

Landlord and Tenant both understand that some things simply wear out in the normal course of use. Carpets, draperies and appliances wear out. This wearing out is due to "ordinary wear and tear."

Landlord and Tenant also understand that some things are clearly beyond "ordinary wear and tear". Broken windows, stains in carpet, dirty carpet, stained, dirty or torn draperies, damaged blinds, dirty or greasy appliances, dirty rooms, dirty or scratched, or tobacco stained walls/woodwork, holes in walls and the like are not the result of "ordinary wear and tear."

For clarification, when we deliver a unit freshly painted inside to a tenant, we expect that with ordinary care that paint should last three years. If a tenant moves in less than one year and painting is required, we will charge 66% of the cost of the painting to the outgoing tenant. If a tenant moves after the first year, but in less than two years and if painting is required, we will charge 33% of the painting to the outgoing tenant. IF THE TENANT REMAINS FOR MORE THAN TWO YEARS, THERE WILL BE NO CHARGE FOR PAINTING, UNLESS THERE IS CLEAR EVIDENCE OF TENANT ABUSE OF THE UNIT.

The Landlord and Tenant both agree that if, at the termination of this tenancy, the unit is left damaged or dirty (beyond the ordinary wear and tear mentioned above), the Tenant will be charged for the cost of the cleaning and repairs.

THE UNDERSIGNED TENANT(S) ACKNOWLEDGE(S) HAVING READ AND UNDERSTOOD THE FOREGOING AND RECEIVED A COPY OF THIS DOCUMENT.

Landlord Date

Landlord Date

Tenant Date

Tenant Date

Property Address