

## House Rules & Regulations

1. **Illegal Drug Activities.** Drug production, selling, illegal use and any illegal activities related to drugs are a violation of the law. Landlord has zero tolerance and therefore Tenant's lease agreement will be subject to immediate termination, eviction and all penalties of the law.
2. **Parking.** Assigned parking stalls shall be used for Tenant use only; Visitors shall park off premises. No renting or allowing use of assigned parking stall shall be permitted without expressed written consent of all parties and Landlord/Managing Agent.
3. **Pets.** No animals of any kind shall be kept or harbored in the demised premises without the expressed written permission from Landlord/Managing Agent.
4. **Repairs.** Tenant shall report promptly all leaking faucets, toilets and other items in need of repair to the Landlord/Managing Agent. Any and all damages caused from failure of the Tenant to promptly report repairs needed shall be at the expense of Tenant. All repairs, except reasonable wear and tear, including clogged drains specific to the unit shall be at the expense of the Tenant causing same.
5. **Holes, Chipping and Scratching.** Tenant shall not create holes into the walls of the unit. Any chipping or damage to walls will be repaired at the expense of the tenant. Any damage to the premises caused by moving of furniture or other personal effects shall be repaired at the expense of tenant causing such damage.
6. **Cleaning and Maintenance.** Tenant shall be responsible for maintaining unit in a clean and tidy manner, and for cleaning exterior areas, walls & walkways, in front and behind their units. Tenant shall also be responsible to maintain the area of their assigned parking stall, removing any spillage caused by their automobile, in a timely manner.
7. **Parking Stall.** Tenant shall maintain at all times and keep clean of oils and debris. Landlord reserves the right to have parking stall cleaned and charge the tenant for cleaning charge.
8. **Waste Materials.** Tenant shall not discard any waste material that is radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, bio-hazardous, toxic or hazardous material as defined by applicable federal, state, provincial, or local laws or regulations.
9. **Machinery, Refrigeration, Air-conditioning and Chemicals.** Tenant shall not install or operate in the premises any machinery, refrigerating device or air conditioning apparatus, or use any illumination other than electric light, or use or permit to be brought into the building any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed hazardous to life, limb, or premises.
10. **Water.** The water shall not be left running for any unreasonable or unnecessary length of time in the demised premises.
11. **Storage.** No exterior area shall be used for the storage of any items without written consent from Landlord/Managing Agent.
12. **Vehicles.** No abandoned, disassembled or stored vehicles or any spare parts are permitted on the premises including assigned parking spaces.
13. **Car Wash.** No washing of any vehicles of any kind shall be permitted on the premises.
14. **Waterbeds.** No waterbeds are to be installed in the demised premises without prior written consent of the Landlord/Managing Agent.
15. **Loud Noises.** Tenant shall respect other Tenant's right to quiet enjoyment. There shall be no engagement in loud or disturbing activity that may cause any annoyance to other Tenants or neighboring residents.
16. **Exterior Walkways and Hallways.** Exterior walkways and hallways are to be kept clean and clear at all times. No personal items will be kept in the common areas.
17. **Trash.** All trash will be thrown in its proper place. Tenants are responsible to securely wrap garbage before placing in the receptacles, place bulky trash in the proper place for refuse pickup, and no littering of trash including cigarette butts on our premises.

The undersigned do hereby acknowledge and consent to the terms and conditions as contained herein as condition to continued occupancy of said premises.

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TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE