

RULES & REGULATIONS

- _____ 1. One check only per unit for full rent accepted on the first day of each month.
- _____ 2. There is a **\$50.00** late fee if rent is not paid on time.
- _____ 3. Tenant agrees to pay owner **\$25.00** for any NSF check and acknowledges that replacement must be in money order form. It will be at owner's discretion to accept further checks.
- _____ 4. No more than _____ adults and _____ children will occupy this unit. Only those listed on application and lease are considered authorized. If unauthorized persons are found to be occupying unit, a breach of lease will have occurred and all must vacate.
- _____ 5. All units are non-smoking. Tenant agrees to use outside receptacles for butts.
- _____ 6. If window coverings are not included, they will be appropriate and have a white backing. (i.e. no sheets, towels, blankets or similar fabrics allowed.)
- _____ 7. No extra vehicles, vehicles in need of repair, unregistered vehicles, R.V.s, large trucks, trailers, boats, 4-wheelers, or similar motorized or non motorized vehicles, allowed at any time on the property.
- _____ 8. No vehicle or item to be displayed for sale on this property.
- _____ 9. No garage to be used for vehicle repair, maintenance or restoration.
- _____ 10. Parking is limited to one vehicle per apartment for a one bedroom unit and 2 cars for a 2-3 bedroom. For townhomes/condos with one car garages, one car in garage and one in front of garage. Any visitors or extra vehicles should park on the street or other designated area.
- _____ 11. No parking on grass.
- _____ 12. No garbage, garbage cans or recycling bins on decks, balconies or by entrances at any time.
- _____ 13. No patio tables/chairs by front entrances, only on decks or balconies.
- _____ 14. Conduct of tenants and tenant's guests to be considerate of neighbors and never of an Objectionable nature. Quiet time begins at 10:00 PM.
- _____ 15. No businesses to be run on this property, including car maintenance/repair.
- _____ 16. No alterations (painting, wallpapering, etc.) without owner's written permission. (Please feel free to use small nails and/or picture hangers.) Please do not use COMMAND STRIPS
- _____ 17. There are no pets allowed on premises. Exceptions include _____
I understand and acknowledge that I must clean up immediately after my pet, fees may apply.
- _____ 18. Tenant is responsible for any damages that may occur from tenant owned laundry equipment used on the premises. (Renter's insurance is required.) If tenant elects not to have renter's insurance, tenant acknowledges responsibility by initialing and will be responsible for any said damages.
- _____ 19. All renters that reside at Eagle Bluff Apartments are required to carry RENTAL INSURANCE
- _____ 20. Tenant is responsible for notifying owner promptly if smoke detectors are not working.
- _____ 21. Tenant is responsible for changing furnace filters quarterly.
- _____ 22. If tenant is locked out of unit, it is tenant's responsibility to contact Bob's Lock and Safe at 782-9725 and to pay them directly...If time permits and works in our schedule, we charge \$25.
- _____ 23. For any breach of this lease necessitating legal action, tenant is responsible for all court costs.
- _____ 24. Tenant is responsible for utility bills as stated in lease from the first day of the lease (or from the date of move-in if moving in before lease start date) through the last day of the lease term.
- _____ 25. Absolutely no TV's shall be mounted to any walls within the apartment.
- _____ 26. Leases ending in or carrying over winter months can be renewed on a month to month basis, but there are no move outs from December 1 through March 31.
- _____ 27. A 57 day written notice is required from the **FIRST** of a month even after lease has expired.
- _____ 28. Security Deposit cannot be used as last month's rent.
- _____ 29. If a repair is needed or apartment is to be shown to prospective tenant, the owner or owner's agent may enter the property with no less than 12 hour notice unless it's an emergency
- _____ 30. Vaping with in the apartment or any common space indoors is not allowed.

Tenant's Signature _____

Date _____

Tenant's Signature _____