



***** HOUSE RULES *****

It is further agreed by the below signed tenants that the following rules must be adhered to:

1. All **utilities** which tenants are responsible for must be placed in tenants name before receiving property keys. First month's rent is still due in full, even if the tenant has not switched the utilities.
2. All original **keys** must be returned at the end of your lease. There is fee to change the locks of any key not returned at the end of the lease term. This charge is a minimum of \$50 or the cost of changing the lock.

Sets of Keys Received by Tenant _____

3. If a tenant is **locked-out** of the property there is a \$25.00 service charge for access to the apartment or house. After hours lockouts are charged at the maintenance staff's on-call rate.
4. The property must be kept free of **rubbish and garbage**. If the tenants fail to pick up litter on the property after being asked by the management company. The service will be billed back to the tenants at a rate of \$25.00 per hour.
5. Tenants agree to allow the management company to do **showings** to fill the property for the following year. Tenants also agree to keep the house in "**clean**" condition for showings. Although the management company will try their hardest to give a full 24 hour's notice, the tenants further agree to be flexible in working with the management company to schedule showings.
6. There is to be **no smoking** in the building, including common areas such as hallways and laundry rooms. The property must be kept free of **cigarette butts**. If any cigarette butts accumulate the tenant agrees to clean them up immediately.
7. The tenants agree to keep **lawn furniture** in orderly condition, and not use inside cloth couches on porches or as lawn furniture.
8. Tenants agree to a \$50.00 fine for each **non –emergency police call** to your home. Tenants also understand they can be evicted for non – emergency police calls.
9. The **smoke & CO detectors** may not be disabled or tampered with in any way. Tenants will be responsible for replacing any smoke detectors, plus any labor charges to install.

Name Date

Name Date

Name Date

Name Date

Name Date

Name Date