



**RULES AND REGULATIONS**

**These rules are for the mutual benefit of all tenants. Please cooperate. Violations may cause termination of your Lease.**

1. Passages, public halls, stairways, landings, parking lot, shall not be obstructed or used for children's play, recreation, or for any other purpose than for ingress to and egress from the Premises or units, nor shall children be permitted to congregate or play in or around the Premises. All personal possessions must be kept in the Apartment or in the storage area, if provided.
3. Laundry and drying apparatus shall be used in such a manner and at such times as Lessor or Lessor's agent may direct. Washers and dryers cannot be kept in the Apartment.
4. No sign, signal, illumination, advertisement, notice or any other lettering or equipment shall be exhibited, inscribed, painted, affixed or exposed on or at any window or on any part of the outside or inside of the Apartment or the Premises without the prior written consent of the Lessor.
5. No awning or other projections including air conditioners, television (satellite, cable, etc), or radio antennas or writing shall be attached to or extended from the outside walls of the Premises.
6. Tenant shall not alter any lock or install a new lock or knocker without the prior written consent of Lessor.
7. No waste receptacles, supplies, footwear, umbrellas or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung or shaken from the windows.
8. No noise, music or other sounds shall be permitted at any time in such manner as to disturb or annoy other occupants of the Premises.
9. The water closets, basins, and other plumbing fixtures shall not be used for any purpose other than those for which they were designed; no sweepings, rags or any other rubbish improper articles shall be thrown into them. Any damage resulting from misuse of such facilities shall be paid for by Tenant.
10. No spikes, hooks or nails shall be driven into the walls of the Apartment without first obtaining the written consent of Lessor.
11. All wallpaper and other wall coverings affixed by Tenant shall be of the type that is readily removable. Said wall coverings require the prior written consent of Lessor.
12. There shall be no cooking or baking done in or about the Apartment except in the kitchen. The cooking appliance (stove, oven, etc.) are to be used in compliance with local municipal codes and are intended for the sole purpose of cooking and preparing food. In no way are the cooking appliances to be used or altered for other than the aforementioned purpose unless such use is in compliance with local municipal code and manufactures specifications.
13. No profane, obscene, loud or boisterous language or noisy or disorderly conduct, or any conduct annoying or disturbing to occupants of the Premises shall be permitted in any part thereof.
14. No furniture filled with a liquid or a semi-liquid shall be brought in or used in the unit.
15. No dogs (other than seeing-eye dogs in the company of a blind person) may be kept in or brought into the Premises. No other animals may be kept in or brought into the Apartment without Lessor's written consent (which may be revoked at any time). No animals without leash shall be allowed in any public area of the Premises.
16. The Premises' garbage collection receptacles are not to be used for the disposal of bulk items (furniture, appliances, automotive parts, etc.). All items for disposal should be placed completely inside the waste collection receptacles. In the event that there is insufficient space in the receptacle and the Tenant is unable to wait for the next scheduled waste pickup, the Tenant shall contact Lessor to make alternative arrangements for disposal of garbage.
17. The plumbing waste system (i.e., sink, tub & toilets) are only to be used to dispose of permissible items. Items such as Prophylaxes (Condoms), Feminine Products (Sanitary Napkins), Wipes (Baby wipes, Cleaning Wipes), & Cooking Oil (Cooking Grease) are to be properly disposed of in the garbage can NOT through the plumbing system. These aforementioned items and any other items other than toilet paper, bodily waste & residual liquid food particles should enter the plumbing system. Tenant should not use any commercial drain cleaners. Plumbing plunger used according to manufactures instructions may be used to remove blockage.
18. During the heating season (from September 15th of each year to June 1st of the following year), Tenants will endeavor to use the apartment's heating system, as the means of heating the unit. Tenants will use the thermostats as the means for adjusting the temperature. Unless conditions exist that constitutes an immediate danger to the health and safety of the Tenant, windows should not be used as a means of cooling the apartments. In addition, Tenants will not use the oven, stove or other non-heating appliance to warm the apartment. In the event that the thermostat or other components of the heating system are not functioning properly, the Tenant will promptly notify Lessor of such defects in the heating system, speed is of the essence.
19. In order to keep apartment and appurtenances (appliances and facilities, including but no limited to hardwood floors, carpeting, ceramic floor tile, **gas range and oven, refrigerator, wall/window air conditioning unit**, lighting fixtures, operable windows and window blinds) in a clean, sanitary and safe condition tenant will endeavor to maintain a regular schedule for cleaning the apartment and appurtenances.

**TENANT(S) SIGNATURE**

\_\_\_\_\_ (SEAL) \_\_\_\_\_ DATE

\_\_\_\_\_ (SEAL) \_\_\_\_\_ DATE