

RULES AND REGULATIONS

I. RENT PAYMENT : Pay the rent one payment monthly for the full amount rent by due day.

II. JOINT AND SEVERAL LIABILITY:. In the event that more than one person or entity executes the lease as Tenant, all such persons and entities shall be jointly and severally liable for all of Tenant's obligations hereunder.

III. ALCOHOLIC BEVERAGES:

a. *TENANT and guests who are under the age of 21 are not permitted to use, possess, or be in the presence of alcohol.*

b. *A TENANT over the age of 21 may consume alcohol under the following conditions:*

•*While in the house with the door closed*

•*Not in the presence of anyone under 21 years of age (it is the responsibility of TENANT who are 21 years of age or older to ensure that they are not consuming alcohol in the presence of TENANT who are under the age of 21)*

•*Not as part of a large group or party where the main purpose appears to be drinking alcohol.*

c. *TENANT and guests over 21 years of age may possess quantities of alcohol that are intended for personal consumption only. Kegs or other large containers or large quantities of alcohol are prohibited at the premises.*

d. *The sale or distribution of alcohol is prohibited on the premises.*

IV. CLEANLINESS:

Because we live in in proximity to each other, all TENANT are expected to maintain cleanliness and hygiene in their living unit. Some causes for concern would include but are not limited to a significant odor, excessive trash rotting, or spoiling food left in the open, debris covering exit ways, etc.

V. DRUGS, NARCOTICS, AND PARAPHERNALIA:

Possession, usage, or manufacture of controlled substances (including paraphernalia for intended or implied use) of any sort is illegal and prohibited. The following consist of additional violations under this policy:

a. *Possession and use of marijuana or use of products that resemble or smell like marijuana is prohibited.*

b. *The misuse of prescription medication and/or cleaning products or fumes. Also, the use of marijuana, even with a prescription, is prohibited.*

c. *Inability to exercise care for one's own safety and/or the safety of others while under the influence of controlled substances.*

d. *Suspicion of using illegal drugs which includes, but is not limited to, marijuana odor emanating from a unit, drug paraphernalia seen in a room, storage closet, balcony, etc.*

e. *The sale and/or distribution of drugs and/or paraphernalia is prohibited.*

VI. FIRE HAZARDS AND SAFETY:

The following constitutes a list of violations of the lease:

a. *Tampering or damaging fire equipment or intentionally misusing fire alarms, smoke detectors, fire sprinklers and fire extinguishers.*

b. *Intentionally or negligently causing and/or creating a fire, explosion or release of poisonous gas or fumes.*

INITIALS: _____

- c. Possessing or storing gasoline, fireworks and/or combustible decorations and chemicals.
Storing fuel-driven engines including motorcycles, mopeds, etc.*
- d. Using toasters or other cooking devices in areas outside of the kitchen.*

VII. GAMBLING:

All forms of gambling are prohibited on state property. This would include but is not limited to activities played for money, checks, or some other representative value.

VIII. LOCKS:

Installation on any door locks other than those provided by LANDLORD/MANAGEMENT and approved by such staff is prohibited. Unauthorized duplication of keys is also prohibited.

IX. PETS:

Animals are not allowed at the premises without the written approval of LANDLORD at any time.

X. QUIET HOURS:

Quiet hours mean that TENANT must keep noise at a very minimal level at the premises. Courtesy hours mean that TENANT are expected to maintain a reasonable or moderate noise level.

During quiet and courtesy hours, requests for less noise from other occupants and neighbors.

Quiet hours are:

10 p.m. - 8 a.m. Sunday night to Friday morning 1

a.m. – 9 a.m. Saturday and Sunday

Courtesy hours are in effect at all other times.

XX. SMOKING:

Smoking is NOT permitted on the premises by TENANT, guests or invitees. TENANT understands that smoking on the premises shall be considered a material default under this lease agreement. In the event the premises are damaged in any way due to smoking on the premises, TENANT will be fully responsible for eradication of smoke-related odors and repair of any damage due to the smoking. TENANT agrees that smoke related damages will in no way be considered ordinary wear and tear.

XXI. VISITATION:

A reasonable number of guests may occupy the premises without prior written consent if stay is limited to 72 hours. Subletting for any length of time is strictly prohibited without prior written approval of LANDLORD/Management.

XXII. WEAPONS, FIREARMS OR AMMUNITION:

The possession or use of firearms, ammunition, explosive or combustible materials, pistols, revolvers, pellet guns, air guns, and/or injury-threatening weapons deemed by law enforcement to be deadly are strictly prohibited. This also includes but is not limited to dirks, daggers, machetes, slingshots, switchblade knives, weapons commonly known as blackjacks, sand-clubs, billy-clubs, and metal knuckles. Metal pipes, bars, razors with an unguarded edge or any knife being used for a purpose other than the purpose for which it was intended (i.e. a kitchen knife being used as a weapon or to instill fear in another.)

INITIALS: _____