



DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_

RESIDENT NAME(S) \_\_\_\_\_

UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**DEFINITION OF HOUSE RULES & REGULATIONS**

As presently adopted, subsequently amended or modified, these House Rules & Regulations are incorporated into the Rental Agreement executed or renewed this date and apply to all residents, their family, temporary residents and/or guests. Each Resident is responsible for ensuring that his/her family and guests know and follow the House Rules & Regulations. "Management" means the Owner or Owner's Agent.

**GENERAL POLICIES**

1. Unit entry areas, balconies, decks, patios and yards are not storage areas. Areas visible to the outside must be kept neat and free of clutter: no trash, laundry, furniture (except that specifically designed for outdoor use), dead plants, empty boxes, storage items or unsightly objects are allowed in these areas. No trampolines, bounce houses, pools, hot tubs, sandboxes, etc. are allowed on decks, patios or yards.
2. To avoid injuries and damage to persons, property and the building structure, no objects or liquids may be thrown or allowed to fall from balconies, decks, windows or walkways. When watering plants, use appropriate containers under pots and ensure the water does not overflow the pots and/or their containers.
3. Do not leave pet food or other food outside the unit, as this may attract wildlife.
4. No part of the unit will be used for commercial activities of any kind that includes visits by customers or clients or storing inventory or supplies. Computer based and similar home businesses are allowed to the extent permitted by law.
5. No structure of a temporary character, such as trailer, tent, shack, barn or other building, trampoline, bounce house, pool, hot tub, sandbox, etc. will be allowed in the common areas or on decks, patios, or yards, at any time. Owner/Agent may remove any such temporary structure without Resident consent and Resident will pay all costs involved.
6. Modifications to the unit are prohibited without Management's prior written approval.
7. To request maintenance in his/her unit, Resident must obtain a maintenance and repair request form from Management, which may be available online. This form must be completed and signed by Resident.

8. Residents are responsible for the conduct of their guests, who are expected to follow these House Rules & Regulations.
9. Nothing shall be done in any unit, or in any common areas, which will impair the structural integrity of the building.
10. No resident shall cause or permit anything, including but not limited to, signs, awnings, canopies, shutters, radio or television antennas, wires or cables, satellite dishes or air conditioners, to be displayed, installed or affixed to the unit unless allowed by law or written approval is granted by Management. Owner/Agent may remove any such items which are installed on the exterior of a unit without Resident consent and Resident will pay all costs involved.
11. Storage pods are not permitted anywhere on the Premises except as provided in this paragraph. Resident must comply with any applicable HOA rules regarding storage pods. If there are no applicable HOA rules, for single family homes, duplexes or other dwelling units that have a driveway for the sole use of Resident, storage pods may be placed only on the driveway and for no longer than five (5) days, then must be removed. Any damage caused by a storage pod is the Resident's responsibility.

**INSURANCE**

1. No resident shall keep or do anything in any unit or common area which will increase the rate of insurance on the buildings or contents beyond that customarily applicable for residential rental housing use.
2. No resident shall permit anything to be done or kept in any unit or common area which will result in the cancellation of insurance on any building, or its contents, or which would be in violation of any federal, state, county, or city regulatory authority.
3. Owner/Agent is not responsible for personal property left in the common area and facilities or any other location on the Premises.
4. **INSURANCE REMINDER: OWNER/AGENT'S INSURANCE POLICY DOES NOT COVER THE CONTENTS OF RESIDENT'S UNIT OR PERSONAL LIABILITY. IF THE RENTAL AGREEMENT DOES NOT REQUIRE, WE RECOMMEND THAT RESIDENT OBTAINS A RENTER'S INSURANCE POLICY. IF RESIDENT DOES NOT HAVE THIS INSURANCE,**

**I have read, understand and agree to comply with both pages of these House Rules & Regulations, including any future changes of which I receive written notice. (Must be signed by each adult resident.)**

X	SAMPLE	SAMPLE	X	SAMPLE	SAMPLE
	RESIDENT	DATE		RESIDENT	DATE
X	SAMPLE	SAMPLE	X	SAMPLE	SAMPLE
	RESIDENT	DATE		RESIDENT	DATE
X	SAMPLE	SAMPLE	X	SAMPLE	SAMPLE
	RESIDENT	DATE		RESIDENT	DATE
			X	SAMPLE	SAMPLE
				OWNER/AGENT	DATE

WE STRONGLY URGE RESIDENT TO CONTACT HIS/HER INSURANCE AGENT WITHOUT DELAY.

## SECURITY

Security is very important to all residents.

1. Should anything suspicious occur, report it immediately to the police and Management.
2. Use all locks on doors and windows.
3. Make sure all secured entrances are locked after use. Do not prop open or allow others to enter secured entrances. Do not share keys, access cards, card keys, access codes or similar access devices to secured entrances. Immediately report any lost or stolen access device/code. Resident will pay for all damages incurred by or imposed on Owner/Agent, or any other third-party, and pay any fines imposed by a HOA or other such body, as a result of any violation by Resident of this section.
4. If Owner/Agent has issued Resident an access device/code as listed above, and Resident loses, has stolen or shares such access device/code, Owner/Agent may recover the costs to re-key and/or re-code the locks.
5. Management is not required to provide lockout services. If Management provides lockout services Resident will be charged a service charge of up to \$500.

## FAIR HOUSING LAWS

It is a violation of federal, state and local fair housing laws for any resident or their guests to harass, threaten or intimidate any other resident and/or their guests because of race, national origin, religion, disability, gender, marital status, familial status (presence of children), source of income, sexual orientation, gender identity, or any other protected class. Owner/Agent will respond to any complaints of such behavior with appropriate action, which may include termination of the tenancy of the violating resident. Reports of inappropriate behavior, including details of the incident, are preferred to be received in writing, but will be accepted in other forms. Owner/Agent will not retaliate against anyone for reporting any such behavior.

## INSIDE YOUR HOME

1. No Venetian blinds, awnings, draw shades or non-conforming curtains or drapes shall be installed on exterior windows without the written permission of Management. This includes reflector shades, tin foil, etc.
2. No painting, staining or papering shall be done without the prior written permission of Management.
3. Unless Management has given prior written permission, only picture hooks or nails less than 1 inch long are to be used for hanging items on the walls. Adhesive materials are not allowed.
4. No signs, banners, or placards shall be posted in or about the unit or any community of which it is a part without the written permission of Management.
5. Residents shall not conduct or permit the noisy use of any musical instrument, operation of radio(s) (including vehicular stereo or radio), television, amplifier or loud speaker(s) in a manner which disturbs the residents of any other unit or any neighbors.

## TRASH COLLECTION AND REMOVAL

1. All trash, garbage and rubbish will be disposed of properly in approved receptacles and will not be stored in or around any unit.
2. Any approved curbside trash and/or recycling receptacle may not be visible from the street any time other than collection day.
3. All trash from Resident's home should be bagged, sealed or tied and placed in the trash containers. All wet garbage must be wrapped, or composted if required by law.
4. Do not place any burning materials or hazardous chemicals in the containers.

5. Do not place furniture, broken toys, etc. in, by, or around the dumpster. Residents are responsible for removal of such items, and will be charged if they do not immediately remove these items upon request.
6. Boxes must be crushed before being placed in trash containers.
7. Use recycling bins when provided.
8. Under no circumstances is rummaging through or removing discarded trash or recycling permitted on the Premises.

## MOTOR VEHICLES AND GUEST PARKING

1. Inoperable and/or uninsured vehicles are not allowed on the Premises. Such vehicles are subject to tow at the resident's expense.
2. Vehicle maintenance and repairs are not permitted on the premises. In multi-unit properties, vehicles may be washed only in designated areas (if available).
3. Vehicles parked in any unauthorized area or zone will be subject to immediate tow at the owner's expense without written notice or prior warning.
4. Except with the consent of Management, no trailer, truck camper, boat, boat trailer, or other recreational vehicle shall be parked on any portion of the Premises.
5. Each Resident shall keep the parking space which pertains to such Resident's unit in a neat, clean and sanitary condition.

## SOLICITING

1. For Resident's privacy and security, we cannot permit peddling or soliciting. Please report any activity of this sort to Management immediately.

## MISCELLANEOUS

1. In the case of conflict between the provisions of these House Rules & Regulations and any provisions of the Rental Agreement, the provisions of the Rental Agreement will control.
2. If smoking is permitted, Residents and/or guests who smoke are requested to dispose of cigarette butts properly (in trash receptacles), not on property grounds, parking lot areas, flower pots, etc. If smoking is permitted and Resident's smoking, or that of Resident's guests, disturbs the quiet enjoyment of any other resident, Resident will take all reasonable steps to decrease the amount of smoke generated. These steps may include, but are not limited to, purchasing and using a smokeless ashtray and/or air filtration device, reducing the amount of smoking, ceasing any smoking on decks, patios or other outdoor areas, closing doors and windows. Failure of Resident to take such reasonable steps after a written request from Management will be a violation of these House Rules & Regulations.

## COMMUNITY LAUNDRY ROOM RULES & REGULATIONS

1. Laundry room facilities are for the use of residents only.
2. No loitering in the laundry room facilities is allowed.
3. Obey all posted rules and hours.
4. Follow all posted instructions and manufacturer's directions when using the machines.
5. Please remove laundry promptly.
6. Use of tints and dyes is not permitted.
7. Residents are responsible for any damage to the machines.

## HOA RULES

If the unit is part of a condominium project or a planned unit development, Resident will comply with all rules and regulations of the home owners' association. Resident will pay all amounts charged by the HOA for services provided to, on behalf of Resident or related to the tenancy, or amounts charged for violations of its rules.