



314 Oak St Hood River, OR 97031

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TENANT'S OBLIGATIONS AT NO COST TO THE LANDLORD

1. ***Tenant must provide Landlord's agent with official RECEIPTS and/or written proof of utility change over before receiving keys to property.***
2. To keep said Premises in a clean and sanitary condition.
3. To properly dispose of rubbish, garbage, and waste in a clean and sanitary manner at reasonable and regular intervals and to pay all costs of extermination and fumigation for infestation caused by the Tenant.
4. To properly use and operate all electrical, gas, heating, plumbing facilities, fixtures, and appliances.
5. To not destroy, deface, damage, impair, or remove any part of the Premises, its appurtenances, facilities, equipment, furniture, furnishings, and appliances, nor to permit any member of his family, invitee, licensee, or other person to do so, The Tenant is responsible for any damage or loss.
6. The Tenant is responsible for any direct or indirect damage to the Premises and for the cost of repair caused by the Tenant, the Tenant's family, guest(s), employee(s), or pet(s). Such damage will be considered additional rent due and will be payable within thirty (30) days from the date of submission of a bill to the Tenant by the Landlord.
7. Not to permit any nuisance or commit any waste.
8. To not interfere with any other tenants' or neighbors' quiet and peaceful enjoyment of their respective areas, nor to permit any guest, invitee, licensee, or other person to do so. Such prohibited interference includes, but is not limited to, excessive noise, late night or early morning noise, excessive vibration, obnoxious odors, rowdy behavior, and rude, obnoxious, obscene, disgusting language, behavior, or window or door displays.
9. Tenant shall not, himself/herself, nor allow any other person to, grow, propagate, cultivate, harvest, or develop marijuana or marijuana-containing products in the leased Premises or on the grounds of the property where the leased Premises are located.
10. No automobile, truck, motorcycle, trailer, or other such vehicles shall be parked on the property without current license plates and said vehicles must be in operating condition. Such vehicles may be parked in the driveway or other designated parking area, if provided, or in the street. Not to keep any derelict or inoperative motor vehicles on or about the Premises upon which the subject rental unit is located. Not to perform any motor vehicle maintenance or repair work upon his own vehicle and not to perform any motor vehicle maintenance or repair work of any kind on any vehicle on the property. The designated parking space(s).
11. **Tenant shall comply at all times with all rules and regulations regarding the Premises that have been properly published to Tenant by Landlord.**