

Rent.Live

TOP 5 SHARED HOUSING RULES

NO DRUGS OR ALCOHOL

If any alcohol, drugs, or paraphernalia are found in your unit, you will receive a \$250 fine and may lead to loss of housing. Smoking is not allowed in the unit or on the balcony at any time.



EXCESSIVE NOISE

Noise complaints will not be tolerated. Each resident is responsible for their behavior and in ensuring that everyone in the community can have quiet enjoyment of their homes.



NO PARTIES

Per the lease "Parties are not permitted. A party shall be defined as, but not be limited to, more than four guests in the Leased Premises at one time."



GUEST BEHAVIOR

Per the lease "Resident is responsible for themselves, their guests, and guests' actions at all times. Such actions include but are not limited to: threats, violence, intimidation, damage to the Leased Premises or personal property, theft, etc."

HOUSEKEEPING

Maintaining cleanliness is a shared responsibility among all unit members. Excessive mess will incur a \$50 housekeeping fine.

Random inspections will be conducted to ensure compliance.



Rent.Live RULES & REGULATIONS



The following rules and regulations are intended to prevent potential problems and roommate conflicts. To ensure compliance with the following rules and regulations, the Landlord shall have the right to fine the Resident in an amount of \$50.00 for each violation occurrence, to involuntarily transfer the Resident, and/or to evict and remove the Resident from the Leased Premises. The Resident understands and hereby accepts the following terms and conditions of this Exhibit which is an integral part of the Lease.

1. Resident must comply with all rental community policies, rules, and regulations.
2. Excessive noise as defined and determined by the Landlord will not be tolerated.
3. Resident is responsible for themselves, their guests, and guests' actions at all times. Such actions include but are not limited to: threats, violence, intimidation, damage to the Leased Premises or personal property, theft, etc.
4. Guests are not allowed in the Leased Premises at any time when not accompanied by the Resident.
5. Overnight guests are not allowed for any reason in the Leased Premises. Any guest in the Leased Premises between the hours of 12:00 a.m. and 7:00 a.m. will be considered an overnight guest.
6. Parties are not permitted. A party shall be defined as, but not be limited to, more than four guests in the Leased Premised at one time.

7. Bicycles, mopeds, motorcycles, or any other motor vehicle are not permitted inside Leased Premises without prior written permission from the Landlord.
8. Automotive repair or maintenance work is never to be done inside the rental unit or on the community grounds. Motor vehicle parts, tires, etc., should not be kept inside the Leased Premises.
9. The storage of kerosene, gasoline, or any flammable or explosive agents is strictly prohibited.
10. Pets are not allowed in the rental unit nor on the community grounds.
11. Firearms or weapons are not permitted in the Leased Premises. Resident expressly agrees that any firearms or weapons reported to Landlord or found during an inspection by Landlord may be removed by Landlord, police, community staff, or other Landlord Designee and stored at the expense of the Resident.
12. Theft, vandalism, or any violation of federal, state, or local law shall not be permitted by the Resident. Violence or threats of violence against others may result in immediate termination.
13. No alcohol will be permitted on the Leased Premises.
14. No illegal drugs. Illegal drugs found in the Leased Premises will result in termination. Drug paraphernalia will not be tolerated.
15. Pouring of grease or other non-intended substances or items into sinks or toilets is forbidden.

16. Waterbeds are prohibited.

17. The Resident shall not change nor add any additional lock(s) to the Leased Premises unless first approved by the Landlord in writing.

18. The Resident shall not use stick-ons, large nails, or tape to hang pictures or posters within or around the rental unit. Minimal use of tacks, small nails, 3M tabs, and straight pins is acceptable if use does not cause excessive damage to the rental unit.

19. The rental unit must be kept damage free and clean, as defined and determined by the Landlord. Failure to adequately clean the rental unit upon request by the Landlord may result in professional cleaning and charges. Each Resident is required to actively participate in the cleaning and overall upkeep of the Leased Premises.

20. Speeding in a motor vehicle within the rental community is strictly prohibited.

21. Grilling or barbecuing on patios or decks is a fire hazard and prohibited.

22. For the benefit of the right to quiet enjoyment by all other residents and occupants, an adequate level of personal hygiene is expected to be maintained by the Resident. Failure to maintain an adequate level of personal hygiene such that the result becomes offensive to roommates may result in fines, involuntary transfers or eviction.

23. No smoking. Units within Landlord System are designated as non-smoking inside the rental unit.

24. The Resident shall use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which they are intended.

25. The Resident shall not litter the grounds.

26. The Resident shall not destroy, deface, damage, or remove any part of the Leased Premises or grounds.

27. The Resident shall give the community staff and the Landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating and cooling equipment, or any other part of the Leased Premises or related facilities.

28. The Resident shall remove garbage and other waste from the Leased Premises in a prompt, clean and safe manner as prescribed by Landlord or community.

29. The Resident shall test all smoke detectors located in the Leased Premises at least once per month and replace batteries as needed. Smoke detectors are not to be disabled, disconnected, or otherwise made inoperable.

30. Any items that may be interpreted as vulgar, pornographic, or racially offensive must be removed at the landlord's request.

31. No Sleeping on Couches: Residents cannot sleep on couches within the Leased Premises.

32. No Pushing Beds Together in Shared Bedrooms: In shared bedroom leases, pushing the beds together is strictly prohibited and will result in a fine and a rent charge for the other occupied. This rule applies even if/when a roommate moves out. Using an unrented dresser also applies.

33. Furniture Reconfiguration: While furniture may be rearranged, it must remain in the room where it was originally delivered. Moving furniture to other rooms is not permitted.

34. A single violation of any of the provisions of this Lease can be deemed a serious violation and material non-compliance with the Lease. It is understood and agreed that a single violation may be cause for termination of the Lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.

35. The Resident understands that the following items are not permitted in the Leased Premises:

- Candles/Incense
- Portable Heaters
- Deep Fryer
- Electric Fry Pan
- Extension Cords
- Charcoal/Electric/Gas Grill
- Compressed Gas Containers
- Any Lamp w/Halogen Bulb
- Fireworks
- Any Including but not limited to firearms, pellet guns, paintball guns, ammunition for any gun, martial arts equipment, hunting knives, swords, etc., are strictly prohibited.
- Electrical Devices with Exposed Heating Coil