

RULES AND REGULATIONS

Address: _____

_____ **Date**

1. No pets allowed without approval of the Landlord. With approval, a \$200 non-refundable pet fee is required. (Additional pet deposit may be required for additional pets) This is a fee and not a deposit. It is not for any damage caused by pets or for cleaning or replacement of carpet damaged by pets.
2. All lawn areas and sidewalks must be kept clear of debris, toys, any obtrusive clutter, and must adhere to the Homeowner's Association architectural rules if applicable.
3. If residence is a single family house or townhouse, Lessee is responsible for any and all lawn work including: gutter cleaning, mowing, edging, watering the lawn, pruning shrubs, raking and clearing leaves and debris. If lawn area is not taken care of, Landlord may have the necessary work completed and billed back to the Lessee.
4. There is a \$ 25.00 charge or the amount charged to tenant by any institution for returned checks.
5. No painting or any other alterations shall be made to the property without the expressed written consent of the Landlord.
6. No locks shall be changed or additional locks added to the property without the written consent of Lessor or Agent. If locks are changed with approval, Lessee agrees to provide Landlord with new set of keys.
7. A charge of \$100.00 will be made for providing the tenant with a key to reopen the unit.
8. Lessees are responsible for treatment of pest and insects after the Lessees occupy the property. Existing pest problem prior to Lessee occupying the property will be handled by Agent.
9. Lessees are responsible for professionally cleaning the interior of the house, appliances, interior windows, garage, ceiling fans, and fireplace before vacating the property. Lessees are responsible for having the carpets cleaned in the hot water extraction cleaning method by a professional cleaner (see below) before vacating and provide Landlord with a copy of the receipt for the cleaning carpet. The following companies are recommended by Property Management: Monty's Carpet (Mike) - 919-795-8611, Sparkles Restoration - 919-835-0676, Creech Carpets (Tommy) - 919-469-2289. If you choose anyone other than those listed, you must have approval from Property Management.
10. No antennae of any type is allowed on the property without permission from Landlord.
11. No parking on the grass or the street unless permitted by Home Owner's Association and/or City or Town policy.
12. The Lessee shall be responsible for any damages incurred due to the hanging mirrors, pictures, or other similar articles on walls or ceilings. The tape or glue backed picture hangers are not allowed.

Tenant Initials: _____

13. The Lessee shall be responsible for any repairs to screens and glass surfaces (windows and doors) due to tenant damage.
14. The toilet and other plumbing apparatus shall not be used for any purpose other than that for which constructed. Any toilet stoppage shall be the sole responsibility of the lessee unless it is due to mechanical failure.
15. All damages, needed repairs, and leaks should be reported to Landlord.
16. Any additional occupants of said premises must be approved by the lessor in writing.
17. Lessee shall be responsible for the actions of their children and guests.
18. The changing of heating and air conditioning filters (monthly) shall be the sole responsibility of the Lessee.
19. The lessee shall be responsible for the cost of and removal of objects causing breakage or stoppage of disposal.
20. Lessee shall not make or permit any disturbing noises in or about the premises, or to permit anything by such persons that will interfere with the rights, comforts, or conveniences of any other resident regardless of the hour of the day or night.
21. No lessee shall do or permit anything to be done in or on the premises, or to bring or keep anything therein which would result in an increase in the present fire insurance rate thereon.
22. **WATERBEDS AND TRAMPOLINES ARE NOT ALLOWED!**
23. Lessee is responsible for obtaining insurance on personal property.
24. Lessee must inform Landlord of any house security alarms.
25. Lessee must complete and return the Move-In Inspection form within two weeks of occupying the property to Landlord. Any problems will be corrected as soon as possible or noted for future reference. Any damage not stated on the Move-In Inspection form will be billed to the Lessee.

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____