

Rules and Regulations

Rent

Rents are due and payable in full every month and are governed by your lease date. Any rent that is over five (5) days late shall be charged a late fee of \$5.00 per day commencing with the sixth day after said rent is due. Rent may be mailed to P.O. Box 331, Lafayette, IN 47902.

NSF

There will be a \$20.00 charge for all checks returned NSF, plus any charges assessed by the bank.

Occupancy

Each apartment is to be occupied only as a single family residence except when occupancy by persons not of the same immediate family has been specifically approved by Lessor by inclusion of all such persons as Lessees in this Lease. Lessee shall not keep roomers, lodgers or boarders. No trade, profession, business, school, daycare, course of instruction or entertainment, or teaching of music, dancing, or dramatics shall be conducted in any residence.

Care of Property

Except for reasonable wear and tear, Lessee shall, at his expense, keep the leased premises and all parts thereof, including walls, ceiling, flooring, carpeting, plumbing, fixtures, appliances and equipment in good condition and repair, and in a clean and sanitary condition. No alterations, additions, or painting to the premises shall be made without prior written consent of management.

Maintenance

You may report any maintenance problems to 714-8408. You may report after hours EMERGENCY MAINTENANCE to 426-9008. Emergency maintenance consists of FIRE, FLOOD, and NO HEAT IN EXTREME WEATHER. If you smell gas call the gas company immediately. Their phone number is 1-800-227-1376. For noise disturbances or suspicious activity please call the Lafayette Police Department at 807-1200 or 911 in case of emergency, and then call 714-8408. Maintenance will not do maintenance on personal appliances.

Garbage Disposal

The disposal is designed to accept TABLE SCRAPES ONLY! It will not accept garden waste, paper towels, bottle caps, bones, etc. Also, onion skins, celery and pasta have a tendency to clog them. The charge for removing any of these items will be \$40.00. Repeated calls can result in removal of the disposal. Please turn water on first when using the disposal and continue to let cold water run a short time after turning off the disposal. This will flush the lines. If the disposal jams, check the reset button located on either side or bottom of disposal. If it does not start after pressing button, turn off the disposal and call maintenance.

Plumbing

The toilets, sinks and other plumbing shall not be used for any purpose other than those for which they were constructed. No sweeping, rubbish, rags of other substances shall be thrown therein. The stool will not accept sanitary napkins, tampons, disposable diapers, Kleenex, paper towel, wipe-its or garbage. The cost to repair damages or clean drain lines resulting from misuse of fixtures will be charged to the tenant.

Garbage

All trash must be tied securely in plastic bags. No garbage or other refuse shall be stored or allowed to accumulate on the premises, including hallways, porches and balconies. All garbage and refuse shall be

disposed of in a timely manner in the dumpsters provided. Please close the lid on the dumpster after depositing your trash. All parents are responsible for instructing their children not to play on or around the dumpsters.

Smoke Alarms

Smoke Alarms shall be furnished and maintained by management, except for batteries. Tenants are responsible for testing and notifying management of any malfunctions with the alarm. Please test your alarm frequently and call management should there be any problems.

Light Bulbs

Tenants are required to provide and change all bulbs within or switch controlled from their apartment at their own expense.

Pets

You are responsible for keeping your pet tied and maintaining control over them at all times. They are not permitted to run loose over the complex. Also, please have consideration of your neighbors when exercising your pet. You are responsible for cleaning up after your pet. Failure to keep pets restrained can result in eviction. There is a \$50 non refundable pet deposit along with a \$15.00 fee per month added to the rent for each pet. There is a maximum two pets permitted in each apartment and no dogs over 50lbs will be permitted. Also, no dogs known for aggressive behavior (Pit Bull, Rottweiler, etc.) will be permitted regardless of size. Failure to register a pet will result in a \$300.00 fee and possible eviction.

Courtesy

Profane, obscene, loud or boisterous language or unseemly behavior and conduct are absolutely prohibited. The tenant agrees not to permit anything that will annoy, harass, embarrass, or inconvenience any other tenant, neighbor, or occupants in adjoining premises. Radios, televisions, musical instruments, or other mechanical equipment or machines shall not be operated in any manner which may disturb other tenants.

Parties

Social gatherings are permitted until such time that the participants fail to extend their courtesy to other residents. Parties shall not exceed 10 people. If the manager requests termination of a party, please comply immediately. We hope if you are having a party and a neighbor complains you will hold it down making it unnecessary to call the manager.

Halls/Porches

Halls, stairways and lobbies may not be used for playing or congregating purposes, and no personal property may be allowed to remain therein. Tenants shall make arrangements regarding deliveries so that no packages or boxes will be left in the open.

Parents

Pre-School aged children are not to be outside unless accompanied by an adult. Children over the age of six may ride their bikes on the street and open paved areas at the front of each entrance. Please instruct your children to be careful while riding and to yield to vehicles. Failure to yield may result in loss of privileges. Please instruct your children not to play on the fences, signs, trees or buildings, as a safety hazard does exist. Also, toys, bicycles, etc. Are to be picked up daily and kept in the back yard. If they have to be picked up by the maintenance crew, they will be deposited in the trash.

Parking

Your cooperation is appreciated in parking vehicles, including motorcycles, in designated spaces only. A charge of \$15.00 will be made to anyone who is found parking in the yard or any other unauthorized parking area. Any vehicle not having current license plates or in running condition will be towed at the owner's expense.

Cars

Car washing is not permitted on the premises.

Recreational Areas

Tenants and their families may utilize recreational areas provided by the Lessor for the use of the residents of the apartment. The use of such facilities shall be governed by Rules and Regulations posted from time to time by the Lessor.

Window Coverings

All units must have proper window coverings. This means curtains or blinds. Please do not hang blankets or posters on your windows.

Satellite Dishes and Cable

All installation of satellites and additional cable lines must be approved in writing by management. Satellite dishes are not to be mounted to the building. They must be on a pole close to the building. Tenants may not put any holes into the building to run cables or to install the Satellite. All cable lines must be ran through the walls and done in a professional manner.

Keys and Lockouts

Keys shall be provided upon payment of the first month's rent and security deposits, and shall be deemed a part of this agreement. The tenant shall not change, reproduce or add any keys and/or locks without permission from the management. Tenant must furnish management with a copy of all keys to the unit. In the event a tenant locks themselves out of the apartment, they may obtain a key from management with proper identification. In case of lockouts, maintenance will go to your house and unlock the door. It is your responsibility to be there, they will not wait for you to come to your apartment. The tenant is responsible for all damage to the property as a result of a lockout.

Illegal Activity

The premises may not be used, or permitted to be used, for any purpose prohibited by law, ordinance or government regulations, or which is dangerous to persons or property. Drug related criminal activity will not be tolerated on or near the property, whether on the part of the tenant, any member of the household, any guest or any other person. Acts of violence, including but not limited to, brandishing weapons or the unlawful discharge of firearms, on or near the property will not be tolerated. The parties agree that any violation of any or all of these provisions shall be material violation of the lease and will result in immediate termination of the lease.

Management reserves the right, at its sole option, to amend or revoke any of these Rules and Regulations, in whole or in part, and to adopt new ones at any time and from time to time. Tenants shall be liable for any damage resulting to the Lessor or to other tenants or persons arising from the failure of the Tenant, his family, guests, employees and invitees, to abide by these Rules and Regulations.

By signing these Rules and Regulations set forth as an addendum to your Lease Agreement, you understand that violation of any of these Rules and Regulations is a violation of your Lease Agreement and can be grounds for termination of the Lease Agreement.

Signed: _____ Date:
