

STANDARD APARTMENT LEASE

The Landlord, [SPECIFIC ACCOUNT NAME HERE] hereby rents to the Tenant(s), [ALL TENANTS OF THE LEASE NAMED HERE] (Jointly and severally) and the Tenant(s) take from the Landlord apartment # [SPECIFIC APARTMENT NUMBER/LETTER HERE] in the [SPECIFIC BUILDING NAME HERE] building at [SPECIFIC STREET ADDRESS HERE] Ithaca, New York 14850 for [SPECIFIC PERIOD OF TIME STATED HERE] months beginning at 12 pm [SPECIFIC LEASE START DATE HERE] (Lease Start Date) and ending at 11:59 PM [SPECIFIC LEASE END DATE HERE] (Lease End Date) for residential occupancy only, and the Tenant agrees to pay to the Landlord the total rent of \$[MONTHLY RENT x 12 STATED HERE] to be paid without offset as follows:

A. \$[AMOUNT OF MONTHLY RENT STATED HERE] due on [THE 1ST DAY OF THE MONTH IN WHICH YOUR LEASE STARTS] This payment must be paid to pick up your keys on your Lease Start Date.

B. Your Continued Monthly Payments of \$[AMOUNT OF MONTHLY RENT STATED HERE], are due by the 1st day of each month beginning [SPECIFIC BEGINNING DATE STATED HERE] through [SPECIFIC END DATE STATED HERE].

OCCUPANCY. The Tenant agrees that the apartment shall be occupied by no more than [SPECIFIC NUMBER OF PEOPLE ALLOWED STATED HERE] person(s).

SECURITY DEPOSIT. The Tenant(s) also agree(s) to deposit \$[AMOUNT OF SECURITY DEPOSIT STATED HERE] at the time the lease is signed as security against any damages sustained to the apartment or the common areas of the building because of the Tenant's actions. This deposit (less any deductions) shall be returned to the Tenant by mail within thirty days after the lease end date to the address given by the tenant when returning keys. The security deposit shall be kept in an interest bearing account at M&T bank, as required by New York State Law. It is understood by the Tenant that when the Tenant removes his possessions and leaves the apartment after the lease end date, the return of the security deposit shall release and terminate the Landlord's obligations to the Tenant. Damage charges, if any, will be based on the attached page of flat rate damage charges. Any deductions, no matter how or where caused, will be divided equally between the tenants named in this lease. **In the event that the tenant fails to take possession of the premises, the security deposit shall be treated as rent and becomes non-refundable. If the tenant defaults in the payment of rent, or violates the terms of the lease agreement, the security deposit or any unused portion of it shall be applied toward the amount owed by the tenant to the landlord. Nothing stated herein shall restrict the landlord from pursuing any other available remedy permitted by law.**

NO RIGHT TO TERMINATE. After signing this lease, Tenant shall have no right to terminate this lease for any reason. Landlord Shall be entitled to full payment of rent if termination is attempted.

APARTMENT EXPENSES SHALL BE PAID AS FOLLOWS:

Paid by Landlord: Heat, water and sewer, hot water, garbage, basic building maintenance, property taxes.

Paid by Tenant: Rent, electricity, telephone, TV Cable, any additional rent charged by the Landlord per this lease.

SERVICES NOT INCLUDED. The following services are not included in the base rent: parking, internet, window cleaning, additional or exchange furniture, replacement curtains, drapes or light bulbs, additional keys, or storm windows.

PROMPT PAYMENT. The provision for installment payment of the rent is made for the convenience of the Tenant. If the Tenant defaults in rent payments, the Landlord may resort to any legal remedy to repossess and enjoy the premises. **In the event that it shall become necessary for the Landlord to enforce any covenant or condition contained herein or any action or proceeding at law or equity, the Tenant agrees to pay as additional rent the reasonable fees of the Landlord's attorneys together with all costs and disbursements in connection with the enforcement of the said lease provisions, irrespective of whether the enforcement requires prosecution of said action in court.** "VENUE: The parties agree that any action, special proceeding, or summary proceeding to recover real property under NY RPAPL Article 7 shall be venued in any Court with jurisdiction in Tompkins County at the sole discretion of the Landlord."

THE LANDLORD COVENANTS AND AGREES AS FOLLOWS:

1. To furnish necessary heat and hot water.
2. To provide necessary maintenance during the lease term. If at the start of the lease there remain minor repairs or painting, the Landlord may give the Tenant possession and will complete such items within a reasonable period of time. There will be no abatement or reduction of rent in such a case. In the event of any construction during the term of this lease that causes noise, vibration, dust, or inconvenience to the Tenant, the Tenant shall not hold the Landlord responsible for any such inconvenience or irritation.

THE TENANT COVENANTS AND AGREES AS FOLLOWS:

1. To abide by house rules and additional provisions in this lease.
2. To supply a completed resident information form supplied by the rental agent at lease signing.
3. Not to assign or sublet this lease without prior written permission of the manager and signed sublet forms from the rental office. Landlord's permission is required in order to sublet, which will not be unreasonably withheld. Parent Guarantee and/or approved application required to sublet. There will be an administrative fee for processing.
4. **NO SMOKING PERMITTED ON PREMISES.** Tenant agrees and acknowledges that the premises have been designated as a smoke-free living environment as of **August 1, 2017**. Tenant, Tenant's guests and/or invitees shall not smoke anywhere in the unit rented by the Tenant or in any common areas of the building. It is Tenant's responsibility to make sure that the guests and/or his invitees comply with this requirement.

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____

Building: 118 Prospect St., Apt. # **[SPECIFIC APARTMENT NUMBER/LETTER HERE]**, Ithaca NY 14850

5. To pay immediately for damages caused by Tenant(s) or his visitor(s). The parties agree that any damages, repairs, replacements, banking charges and/or cleaning charges shall be valued based upon the Landlord's Flat Rate Damage Charges in this lease.
6. To allow the Landlord an authorized agent of the Landlord or an inspector of the City of Ithaca to enter to make repairs, improvements, for monthly extermination, do code work or other construction, to show the apartment to rental prospects, or for business reasons.
7. To quit, surrender, vacate and deliver the premises to the Landlord peaceably and quietly at the end of the lease term.
8. To thoroughly clean the apartment at his own expense before departure and return **all** keys.
9. To supply parent co-signatures for **ALL** students **AND** any residents 21 years of age or under.
(The management office will mail the form based on the information taken from the completed resident information form) This applies to ALL students and anyone under 21 years of age. If Tenant is not a student then Tenant must be approved by way of application.
10. **To pay a 10% administrative fee as additional rent of any rents not paid by the fifth (5th) day of the month. If the Tenant's check is returned to the Landlord for insufficient funds or other miscellaneous bank charges are incurred the Tenant will reimburse the Landlord for actual charges which shall be charged as additional rent.**
11. Not to install air conditioners without the landlord's approval.
12. Not to make copies or hand out apartment or front door keys to anyone other than those people named in this lease.
13. Not to have pets living or visiting the apartment or building. **For service animal requirements visit our website at www.ithacarenting.com.**
14. Not to have a piano, waterbed, or other heavy furniture without the permission of the Landlord.
15. **To purchase renter's insurance for the Tenant's personal property, possessions and contents of the apartment. Landlord's insurance policy does not cover property losses by the Tenant, or the personal property of the Tenant. It is the responsibility of the Tenant to obtain renter's insurance to cover loss of their personal property. Landlord will not be liable for, nor pay for any damages to the Tenant's personal property, possessions or contents, however caused.**
16. Not to paint the apartment or any part thereof without the permission of the Landlord.
17. **Not to park in any parking space unless leased to the Tenant by the Landlord.**
18. **To keep the electric service on for the entire length of the lease term (from the Lease Start Date until the Lease End Date), which shall include any sublets that are approved by the Landlord.** If the Tenant vacates the apartment earlier than the Lease End Date as shown on Page 1, the Tenant shall keep the electric service on in the apartment until the Lease End Date. Failure of the Tenant to comply with this provision shall result in a deduction to the Tenant's security deposit. **Tenant must call to cancel service at the end of the lease term.**
19. Not to use space heaters of any kind.
20. To comply with all recycling and tagging laws and to be responsible for all fines incurred for failure to comply with these laws, if it becomes required for this building.
21. Not to participate in illegal drug trafficking, purchase or use. A violation of this provision shall be considered a substantial violation of this lease, and shall subject the Tenant to an immediate termination of the lease and all other applicable penalties.
22. **LIMITATION OF THE NUMBER OF OCCUPANTS, GUESTS.** Only the individuals who sign this lease may occupy the premises. If the Tenant has more than that number of people residing in the premises for more than two (2) days or if the number of people present in the unit exceed that which is allowed by the Ithaca City Housing Code then the Tenant is in default of this lease and the Landlord may take appropriate action in such event. Guests are permitted only if the presence of a guest is not objected to by other occupants of the unit/signers of this lease.
23. Not to hang any signs of any nature in the windows or on apartment doors so that they are publicly displayed.
24. To read, initial and sign the Ithaca Renting Company Checklist provided before move in.
25. To provide a copy of a valid photo ID for the file.
26. **SIGNATURES.** Both parties agree that electronic and facsimile signatures shall have the same force and effect as an original signature on this lease.

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____

Building: 118 Prospect St., Apt. # [SPECIFIC APARTMENT NUMBER/LETTER HERE], Ithaca NY 14850

SEPARABILITY. If any section of this lease is invalid, the remainder of the lease shall continue in full force and effect.

INTEGRATED AGREEMENT. This lease is the entire agreement between the parties. **There is no oral understanding or changes to the lease.** If there are changes to be made to the lease, these changes shall be made in writing and shall be signed by all parties. The Tenant will examine the premises within 5 days of taking possession and shall return the required Move In Inspection sheet to the rental office with any damages or needed repairs noted. If said Move In Inspection sheet is not returned to the rental office within 5 days of tenant taking possession, it is conclusive evidence of receipt of the apartment in good order and repair. The Tenant agrees that no representation as to the condition or repair has been made, and that no promise to decorate, alter, or improve the premises has been made except as written in this lease. The Tenant agrees that no representation has been made concerning fitness for intended use and that it is solely the Tenant's obligation to use the premises legally, and that the Tenant's misuse of the premises shall not be grounds for rent abatement.

TENANT'S RESPONSIBILITY. Tenants are responsible for their own safety. Tenants are advised to keep their doors locked, and to exercise caution before allowing others to enter the apartment or building. The Landlord and Management make no representation or warranty concerning safety or security and shall not be held liable to Tenant, his invitees, visitors, employees, licensees, or agents for any personal injury, including death, or property damage alleged to have been caused by any act or omission of safety or security. Buzzer systems, intercom, building hardware and other items, if any, are provided to the Tenant as a gratuitous service; no safety or security benefit is expressed or implied. The Tenant agrees to defend, indemnify, and save harmless the Landlord from and against any and all liability, damages, expenses, fees, attorney's fees, penalties, actions, causes of action, suits, costs, claims and/or judgments arising from injury to persons or property, occasioned wholly or in part by any act or omission of the Tenant, his invitees, visitors, employees, licensees, or agents.

LEASE ASSIGNMENT. It is agreed between the Tenant and the Landlord that the Landlord may assign this lease to an affiliated entity in the future. This assignment will not affect the terms of the lease between the Landlord and the Tenant.

I HAVE READ AND UNDERSTAND THIS LEASE AND SIGN WITHOUT DURESS:

ADDITIONAL INFORMATION

Deliver Rents to: Management Office, 118 Prospect Street Suite 200, Ithaca, New York 14850 or mail to P.O. Box 642 Ithaca, NY 14851. Make check, money order or bank check payable to **Cityview, LLC**. **WE DO NOT TAKE CASH PAYMENTS.** You may sign up for ACH & Credit Card payments through our tenant portal. There is a service fee of \$2.95 charged on all ACH and credit card transactions. The service provider charges 2.7% convenience fee of the payment amount if a credit card is used.

Pick up Keys: **KEYS MAY ONLY BE PICKED UP DURING THE NORMAL OFFICE HOURS, Monday through Friday, (NO EXCEPTIONS)** at the Management Office 118 Prospect Street Suite 200 Ithaca, New York 14850.

Office Hours: **607-273-9462:** The Office is open Monday through Thursday from 9:00 AM to 5:00 PM and Friday from 9:00 AM to 4:00 PM. We can also be reached by E-mail at downtown@ithacarenting.com and our web is www.ithacarenting.com.

Maintenance: **607-277-0179.** It is best to call in the morning, Monday through Friday, for the quickest service. **E-mail:** maintenance@ithacarenting.com for **NON EMERGENCY** maintenance requests.

Emergency Phone: **607-277-0179** nights, weekends & holidays. Emergencies are: no electricity, no water, and no heat. **LOST KEYS ARE NOT AN EMERGENCY.**

Telephone: Verizon 1-800-VERIZON (no charge to calling party). WWW.VERIZONWIRELESS.COM
Electricity: New York State Electric & Gas 1-800-572-1111 (we will fax form for you) WWW.NYSEG.COM
Cable TV: Time Warner Cable 607-272-3456 WWW.TIMEWARNERCABLE.COM

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____

APARTMENT FURNITURE LIST

Lease Start Date: [SPECIFIC LEASE START DATE HERE]

Living/Dining Area:

<u>[# OF PIECES STATE HERE]</u>	Sofa
<u>[# OF PIECES STATE HERE]</u>	Easy Chair
<u>[# OF PIECES STATE HERE]</u>	Coffee Table
<u>[# OF PIECES STATE HERE]</u>	End Table
<u>[# OF PIECES STATE HERE]</u>	Dining Table
<u>[# OF PIECES STATE HERE]</u>	Dining Chair
<u>[# OF PIECES STATE HERE]</u>	Microwave
<u>[# OF PIECES STATE HERE]</u>	Air Conditioner(s)
<u>[# OF PIECES STATE HERE]</u>	42" LED Flat Screen TV

Bedroom:

<u>[# OF PIECES STATE HERE]</u>	Double Bed
<u>[# OF PIECES STATE HERE]</u>	Desk
<u>[# OF PIECES STATE HERE]</u>	Desk Chair
<u>[# OF PIECES STATE HERE]</u>	Dresser
<u>[# OF PIECES STATE HERE]</u>	Bookcase

If there is any exchange or removal of furniture after the lease start date there will be a \$25.00 charge per occurrence for maintenance labor. **Furniture removed after the lease start date will not reduce the monthly rent.** This includes any sublets.

I have read and agree to this apartment furniture list.

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____

ADDENDUM TO LEASE MOLD & MILDEW

The Residential Lease is referred to in the Mold Addendum as the "Lease Contract"

- 1. MOLD AND MILDEW:** You acknowledge that it is necessary for you to maintain appropriate climate control, keep your dwelling unit clean, and take necessary measures to retard and prevent mold from accumulating in the dwelling unit. You agree to clean and dust the dwelling unit on a regular basis and to remove visible moisture accumulation on windows, window sills, walls, floors, ceilings and other surfaces as soon as reasonably possible. You agree not to block or cover any heating, ventilation or air-conditioning ducts. You also agree to report immediately in writing to us: (I) any evidence of a water leak or excessive moisture in the dwelling unit, common hallways, storage room, or other common areas. (II) Any evidence of mold that cannot be removed with a common household cleaner, (III) any failure or malfunction in heating, ventilation or air-conditioning, and (IV) any inoperable doors or window. You further agree that you shall be responsible for damage to the dwelling unit and your personal property as well as any injury to you and all occupants of the dwelling unit resulting from your failure to comply with the terms of this mold addendum.
- 2. VIOLATION OF RULES.** If you or any occupant violates any rule or provision of this Mold Addendum (based upon our judgment) it shall be considered a material default under the terms of the Lease Contract. Upon written notice from us, you must immediately comply with all rules and provisions of this Mold Addendum. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorneys' fees to the extent allowed by law.
- 3. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.** You and all tenants under the Lease contract are fully responsible and liable for the entire amount of all cleaning expenses incurred by us to remove mold from the dwelling unit as well as all damages to the dwelling unit caused by mold. Ithaca Renting Co. will arrange any cleaning services needed, not you the tenant. If a part or parts of the dwelling unit cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc, is due immediately upon demand.
- 4. GENERAL.** This Mold Addendum is considered part of the Lease Contract described above. In the event of any conflict between the terms of this Mold Addendum and the terms of the Lease Contract, the terms of this Mold Addendum shall control.

Each Tenant who signs the Lease Contract Must sign this Mold Addendum. Each Tenant is jointly and severally liable for damages and all other obligations set forth in this Mold Addendum. This Mold Addendum is a legally binding contract. Read it carefully before signing. You are entitled to receive an original of this Mold Addendum after it is fully signed. Keep it in a safe place.

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____

FLAT RATE DAMAGE CHARGES: The Tenant has acknowledged in the Lease that should he or she fail to move out of the apartment at lease end or should he or she cause damage to the apartment or any of the Landlord's furniture in the apartment, or shall the Tenant fail to return the apartment and the furniture therein in the condition required by the Lease, that it would be very difficult and burdensome to calculate a dollar amount for the damage suffered by the Landlord. Therefore, the Landlord has proposed and the Tenant has accepted the following flat rate charges for cleaning, repairs and replacements. The Tenant agrees to pay these flat rate charges and further agrees that these charges are reasonable in amount.

CLEANING:

DESCRIPTION	CHARGE	DESCRIPTION	CHARGE
Dirty Kitchen	\$100	Dirty Bathroom	\$90
General Cleaning	\$30 per room/hall	Steam Cleaning Excessively Dirty Carpets	\$100 per room/hall
Damages caused by smoking, smoke smell removal from walls, carpets & furniture	\$150	Trash Hauling Disposal of bulky items furniture/boxes/any large items	\$27 per bag \$50 per item

MISCELLANEOUS REPAIRS: Includes removal/disposal of damaged item, installation of new item, clean-up.

DESCRIPTION	CHARGE	DESCRIPTION	CHARGE
Carpet replacement due to burns/damages	\$500 per bedroom/hall \$700 per living room	Replace Broken Mirror	\$150 each
Replacement of damaged interior door	\$400	Replacement of range burner pans	\$30/set
Replacement of damaged entrance door	\$1,000	Repair/replace interior door hardware	\$95
Repair of split door jambs	\$200	Repair/replace entrance door hardware	\$275
Wall painting	\$100 per wall	Repair wall damage from tape or residue	\$160 per wall
Wall painting, maximum per room or hall	\$275	Repair holes in wall up to 10sq. in.	\$50 each
Repair/replace damaged/missing window screens:	\$125	Replace broken window glass: Single Pane Double Pane	\$75 \$250
Replace mini-blind, One on a headrail	\$150	Replace mini-blind, Two on a headrail	\$300
Replace sheet vinyl floor cover (kitchen/bath)	\$500		

FURNITURE: (missing or severely damaged): Includes removal/disposal of damaged item, installation of new item.

DESCRIPTION	CHARGE	DESCRIPTION	CHARGE
Sofa	\$1,200	Coffee table or end table	\$300
Easy chair	\$750	Dining/desk chair or barstool	\$200
Dining table	\$500	Desk	\$540
Bed	\$410	Bookcase	\$300
Dresser	\$545	Sofa cushions	\$250
		Desk/dining chair cushions	\$75

Tenant(s) Initials: _____ Date: _____

Lessor(s) Agent: _____ Date: _____

Building: 118 Prospect St., Apt. # **[SPECIFIC APARTMENT NUMBER/LETTER HERE]**, Ithaca NY 14850

APPLIANCES AND FIXTURES: (missing/severely damaged): Includes removal/disposal of damaged item, installation of new item.

DESCRIPTION	CHARGE	DESCRIPTION	CHARGE
Stove/oven	\$530	Refrigerator, under 10 cubic feet	\$620
Dishwasher	\$595	Refrigerator, over 10 cubic feet	\$790
Microwave	\$200	Air conditioner	\$520
Toilet	\$600	Air conditioner cover	\$85
Toilet seat	\$45	Sink	\$525
Tub/shower	\$950	Light fixture, normal incandescent	\$75
Light fixture, standard fluorescent	\$130	Light fixture, special	\$150 and up
Repairs to appliances, fixtures or furniture	Actual cost + 25%	Cupboard doors/countertops	Actual cost + 25%
Large screen TV	Actual cost + 25%	Replace Smoke or Carbon Monoxide Alarm	\$75

RENT AND OTHER CHARGES:

DESCRIPTION	CHARGE	DESCRIPTION	CHARGE
Unpaid rent	Actual amount + 10% late fee	Returned check fee	\$35
Miscellaneous charges fee	Actual amount + 10% fee	City fines or fees	Actual amount + \$25
Lock change (keys lost/not returned)	\$100 per Lock (includes key cuts)	Proximity reader entry tag	\$20
Miscellaneous spare keys	\$12 per key	Retrieve keys from elevator shaft	\$40
Review CCTV footage	\$50/hour, minimum 1 hour		

Any Tenant who has not vacated the premises by the end of the lease is subject to the following fees: \$20 per hour up to \$200 on the first day, and \$200 per day thereafter. In addition, the Tenant shall be liable to the Landlord for the Landlord's reasonable costs and attorneys' fees if it is necessary to commence legal proceedings to remove the Tenant from the apartment.

Normal wear and tear is exempt from repair cost. The rates listed are used to calculate any repair/replacement cost only if required. Any portion up to the full amount stated per item may be charged based on the evaluation of the Landlord's agent. You are required to fill out and return Move-In Inspection form issued upon arrival to note the condition of your apartment when you take possession.

Ithaca Renting Company returns the unused portion of damage deposits by mail within thirty days after the lease end date.

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____

**ADDENDUM TO LEASE:
PORCH/ROOF/BALCONY AND FIRE ESCAPE STORAGE AND USE**

- **SAFETY:** Tenants shall not toss or throw any object from the porch/roof/balcony/fire escape, nor permit any object to be tossed or thrown from the porch/roof/balcony/fire escape. **The tenant agrees not to go out on the roof for any reason. Should the tenant go out on the roof, this is a violation of this Lease and the Landlord may, at its option, terminate the Tenant's Lease.**
- **NO PARTIES:** Tenant agrees that he will not have any party on the porch/roof/balcony/fire escape.
- **STORAGE:** No storage of any kind is permitted, including, but not limited to recyclables, garbage, furniture, and clothing, on porch/roof/balcony/fire escape.
- **OUTDOOR COOKING:** Outdoor cooking on porch/roof/balcony/fire escape is prohibited by the City of Ithaca Fire Code. Residents may not use or store any gas, charcoal, or other type of grill on the porch/roof/balcony/fire escape.
- **RIGHT OF ACCESS:** In the event Tenant stores materials or items on the porch/roof/balcony/fire escape which the Landlord deems hazardous to the safety of the building or other tenants, the Landlord reserves the right to remove and store such items at the tenant's expense until the end of the lease.
- **FIRE DOORS:** The Tenant agrees not to leave fire doors propped open for any reason. Should the tenant prop open the fire doors at anytime, this is a violation of the lease and the Landlord may, at its option, terminate the Tenant's Lease.
- **NO SMOKING:** The tenant agrees not to smoke on or near the porch/roof/balcony/fire escape or building entrances and to extinguish and dispose of butts in the smoking receptacles before entering the building.

I have read, understand, and agree to these terms:

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____

HOUSE RULES

The tenant agrees for himself/herself, his/her visitors, guests and invites:

- 1. BE A GOOD NEIGHBOR.** Be considerate in your use of radios, stereo, television, in both your room and the commons areas of the building. Your privilege to have guests is subject to the rights of other tenants. ***YOU ARE RESPONSIBLE FOR YOUR GUESTS ACTIONS!!*** Quiet hours are between 11PM and 8AM.
- 2. GARBAGE.** Please put all garbage in plastic bags and tie tightly. It is the tenant's responsibility to place all garbage in plastic-lined garbage cans, trash chutes or dumpsters wherever your designated garbage area is located.
- 3. MAINTENANCE.** Report all **emergency** maintenance requests to the maintenance office at **277-0179** right away. Otherwise non-emergency requests can be e-mailed to maintenance@ithacarenting.com. Please put requests in as early in the day as possible. The maintenance crew does not work weekends EXCEPT for emergencies. Emergencies are NO electric, NO heat, NO water. If you have running toilets, leaking faucets or any other water issue please let the manager know **right away** for immediate attention.
- 4.** To hang wall hangings/posters/prints only with the following: Pushpins, very small nails, or thumbtacks. **NOT ALLOWED: double-sided tape, scotch tape, duct tape, large nails, or "bubblegum" adhesive.** You will be charged for any wall damage at the end of your lease. (See Flat Rate Damage Charge sheet for price information).
- 5. NO SMOKING PERMITTED ON PREMISES.** The premises has been designated as a smoke-free living environment as of August 1, 2017. Tenant and/or Tenant's guests or invitees shall not smoke in the building.
- 6. NO PERSONAL BELONGINGS TO BE LEFT BEHIND IN YOUR ROOM OR IN THE GARBAGE AREAS AT THE END OF YOUR LEASE.** Charges will be taken from your Security Deposit (See Flat Rate Damage Charge sheet for price information). If you have items you would like to get rid of, contact the Rental Office at 273-9462 for information on disposal.
- 7. NOT TO HAVE OR ALLOW PETS ON THE PREMISES NOT EVEN FOR A VISIT.**
- 8. NOT TO ALLOW ANYONE ENTRY TO THE BUILDING THAT IS NOT A DIRECT VISITOR OF YOURS.**
- 9. NO PARKING ON PREMISES WITHOUT PERMIT. IF PARKING IS AVAILABLE A FEE AND A PARKING TAG IS REQUIRED (SEE RENTAL AGENT). NO VISITOR PARKING VEHICLE WILL BE TOWED AT VEHICLE OWNERS EXPENSE. WE DO NOT REIMBURSE TOWING FEES.**
- 10. NOT TO PROP OPEN ENTRY/EXIT DOORS FOR ANY REASON OTHER THAN MOVING IN.**

I HAVE READ AND UNDERSTAND THE HOUSE RULES WITHOUT DURESS:

Tenant(s): _____

Date: _____

Lessor's Agent: _____ Date: _____