

RULES AND REGULATIONS

1. Lessees are given one inside and one outside parking space. You must park one car inside at all times.
 - Non-operable vehicles cannot be parked in the lot at any time
 - No vehicle maintenance is permitted at any time. This includes washing your car.
 - Recreational vehicles are not permitted at any time. This includes campers, boats, trailers, snowmobiles, and jet skis.
2. Lessee agrees to have the carpets professionally cleaned when they vacate the apartment. Receipt for carpet cleaning must be furnished at checkout. Renting a carpet cleaner does not constitute professional cleaning.
3. Lessee agrees to pay a late fee of **\$30.00** for rent received after the 5th of the month.
4. Lessee agrees to pay an additional late fee of **\$5.00/day** for each day the rent is not received after the 6th of the month. **LATE FEES ARE STRICTLY ENFORCED – NO EXCEPTIONS**
5. Lessee agrees to pay **\$30.00** per NSF or dishonored check, plus any late fee, if applicable. **NSF FEES ARE STRICTLY ENFORCED – NO EXCEPTIONS**

FEES THAT ARE OWED AND NOT PAID DURING THE LEASE TERM WILL BE CHARGED DOUBLE AGAINST YOUR SECURITY DEPOSIT

6. Lessee agrees to pay **\$25.00** per key for keys not returned when vacating the apartment.
7. Lessee agrees to pay lessor **\$35.00 per hour** for cleaning your vacated apartment if not properly cleaned. Proper cleaning is of the sole discretion of the lessor.
8. If the apartment requires painting as a result of abuse, the lessee agrees to pay the lessor **\$35.00 per hour** for painting plus the cost of paint.
9. Lessee agrees to replace any burned out bulbs or pay **\$5.00 per bulb**.
10. Lessee agrees to replace any filters for furnace, washer or dryer or pay the cost of replacement by lessor.
11. Lessee agrees to pay **\$50.00** if the refrigerator is turned off when vacating.
12. Lessees are not permitted to tamper with the fire alarm system. Lessees will be assessed for any charges, fire or insurance claims which are the result of tampering.
13. Lessee agrees to pay any fine charged against the lessor by the city of Berlin for false alarms initiated by the lessee or their guests.
14. Lessee agrees that pets are not allowed at any time for any reason.
15. Lessee agrees to use non-stick shelf paper if they are planning to line the shelving. Shelf paper must be removed upon vacating the apartment.
16. A written, delivered and accepted 60-day notice to vacate is required under any circumstances; at the end of the lease, thereafter, and during any month-to-month tenancy. The rental and notice period shall always be the 1st to the 28th, 29th, 30th, or 31st of the month.
17. Laundry facilities are only for the person(s) named on the lease.
18. If you elect to have more than one phone line, you must return the phone lines to one common line when you vacate.
19. Lessee(s) are not allowed to hang items or clotheslines on the patios or balconies.
20. Lessor shall not be responsible for any loss or damage to lessee's personal property stored anywhere on the premises. Store at your own risk.
21. It is the lessee's responsibility to have insurance coverage for lessee's personal property kept anywhere on the premises.
22. Lessee is responsible for placing their waste in the properly marked containers provided. Recycling is mandatory. No dumping on the grounds. Garbage and recycling containers provided are for regular garbage and recyclables only. Anything else IE: large items, furniture, Christmas trees, appliances are the responsibility of the lessee to have removed.
23. Lessee agrees that should the lessee or any of the lessee's guests become intoxicated, disorderly, or create or permit any unnecessary noises to the extent that other tenants make complaints, the lessor shall have the right to terminate the lessee's lease.
24. No antenna, satellite dish, wires or any other apparatus for any other purpose shall be attached or affixed either to the interior or the exterior of the building, or any other part thereof, whether permanently or otherwise, without the written consent of the owner or manager.
25. Lessee's security deposit may be commingled with the owner's operating funds.
26. Lessee shall not be permitted to:
 - a. Varnish, paint, or decorate any walls, ceilings, floors, or woodwork
 - b. Install any ceiling hanging devices
 - c. Cause or allow any improper noises, disturbances, or odors in the building at any time.
 - d. Plant on any part of the grounds. Container planting is allowed.
 - e. Use any water spigots on the outside of the building.
 - f. Store anything, (other than items specifically designed for patio use) on the patios and balconies.
27. Recreational use of the common elements are restricted as follows:
 - a. No person may engage in recreational activities on the driveways, parking lots, or sidewalks so that it endangers themselves or others.
 - b. No person may play or climb any trees on the premises.
 - c. No person may use firearms, including compressed air rifles, BB or pellet guns, and archery equipment on the premises.
 - d. Children may not play or otherwise be unsupervised on the property.
 - e. No outdoor games; such as football, baseball or golf may be played on the premises
 - f. No charcoal grills may be used on the second floor balconies.
28. LESSEE AGREES TO ABIDE BY THE ABOVE RULES AND REGULATIONS. FAILURE TO COMPLY WITH ANY OF THE TERMS, CONDITIONS, RULES AND REGULATIONS AS SET FORTH IN THIS LEASE MAY RESULT IN TERMINATION OF THIS LEASE AND/OR FORFEITURE OF SECURITY DEPOSIT

IT SHALL BE THE RESPONSIBILITY OF EACH LESSEE TO SEE THAT THEY AND THE OTHER MEMBERS OF THEIR HOUSEHOLD AND GUESTS ABIDE BY THE PROVISIONS OF THIS SET OF RULES AND REGULATIONS. IN THE EVENT OF A VIOLATION OF ANY OF THE RULES AND REGULATIONS SET FORTH IN THIS LEASE, AND UPON WRITTEN NOTIFICATION BY THE LESSOR OR MANAGER, IT WILL BE THE LESSOR'S OPTION TO TERMINATE SAID LEASE WITH A 30-DAY WRITTEN NOTICE.

Initials

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