

LEASE ADDENDUM – HOUSE RULES

1. **Water/Sewer is capped at \$25.00/tenant/quarter/building** & Trash will be provided for you at the landlord's expense. Tenants are to notify landlord immediately of any running toilets or leaking faucets. Tenants will be held responsible for any and all additional charges accumulated through wasted water in their respective buildings/units.
2. Nothing is permitted to be attached to apartment walls, ceilings or trim except with small pushpin tacks or Fun Tack. **No tape or nails** of any kind are permitted.
3. Rent payments are to be made on a timely basis via mail or at office. There is a mail slot to right of door to deposit your payment, in an envelope, for your convenience. Failure to pay rent on time will result in late charges and possible eviction from your apartment. Please note that there is No Grace Period. Rent is due on or before the due date.
4. **It is also the tenant's responsibility to have an ABC dry chemical fire extinguisher** with a U.L. classification of 2A minimum to be hung 3'5" from top of ext. to the floor in accordance with NFPA 10 standard. In all common areas where we have fire extinguishers, we will conduct inspections during the year to ensure each is in proper working condition.
5. Apartments are to be kept clean and presentable at all times.
6. All hallways are to be free from furniture or any other tenant property.
7. All garbage is to be maintained in plastic trash bags. Each tenant is responsible for placing their secured garbage in approved garbage bags, in garbage cans, and then placed at curb on designated day.
8. No pets unless approved by landlord at an additional charge per month plus applicable deposit..
9. No overnight guests for more than two (2) nights are permitted.
10. Visitors may be permitted during quiet hours, but noise level kept at minimum.

Quiet Hours are:

10:00 PM ó 7:00 AM Sunday through Thursday

11:30 PM ó 8:00 AM Friday and Saturday.

Televisions, stereos and radios must be maintained at a reasonable volume at all times. Children must also be kept quiet during quiet hours to be considerate of other tenants.

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11. Any acts of unlawful activity will result in immediate eviction.
12. Please note that roof tops are not rented living space. We require for your own safety that you DO NOT go out on the roof tops or hang out windows. This addendum includes, but is not limited to main roof tops, as well as any porch roofs and all windows.
13. Tenant shall be responsible for his own goods placed upon the premises. All insurance carried upon Tenant's goods shall be on the responsibility of Tenant. Tenant shall carry renters insurance on the property. Tenant shall be responsible for any deductible for Landlord's insurance as a result of their negligence. Tenant will show proof of Renter's Insurance before occupancy.

VIOLATION OF THESE RULES OR THE LEASE WILL RESULT IN EVICTION AND/OR FORFEIT OF SECURITY DEPOSIT. ANY QUESTIONS OR CONCERNS, CONTACT OUR OFFICE AT 814-790-4964 OR ON CELL 814-860-1641.

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Tenant(s) will be charged according to the following rate schedule for mishaps and violations of the House Rules and Regulations: (charges are subject to change without notice.)

1. Illegal Pets Minimum Charge	\$25.00 per day violation
2. Check returned from bank	\$35.00
3. Lockout after office hours	\$25.00 1st time - \$35.00 2nd time
4. Late rent fee	\$50.00
5. Lost key	\$10.00
6. Lock Change	\$100.00
7. Lost mail key	\$10.00
8. Noise violation	\$25.00 per incident after verbal warning
9. Fire alarm misuse	\$1000.00
10. Early utility turnoff	\$100.00
11. Garbage violation	\$30.00 per bag not in container
12. Tape or Nails	Approximately \$100.00 per room
13. Lost or broken parking permits	\$25.00, if applicable
14. Repairs	Cost of repairs, material and labor (see attached addendum for Cleaning and Repair Charges at Move Out)