

HOUSE RULES FOR APARTMENTS

1. Water/Sewer & Trash will be provided for you at the landlord's expense. **There is a cap on Water/Sewer charges of \$100/Qtr.** 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.
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 at the rental office. Failure to pay rent on time will result in late charges and possible eviction from your apartment.
4. It is the landlord'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. We will conduct inspections during Fall & Spring Semesters to ensure each is in proper working condition. In the event there is no extinguisher present, we will purchase one for you. It is the tenant's responsibility to maintain fire extinguisher while in residence.
5. Apartments are to be kept clean and presentable at all times. All hallways are to be free from furniture or any other tenant property. Doors will be free of signs, numbers, etc., except those provided by the landlord.
6. 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. If receptacle provided for you, you **MUST** use this. If full, there are other options which Landlord will provide to you.
7. No pets unless approved by landlord at an additional charge per month.
8. No overnight guests for over two (2) nights are permitted.
9. Visitors may be permitted during quiet hours, but noise level kept at minimum.

Quiet Hours are:

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

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

Televisions, stereos and radios must be maintained at a reasonable volume at all times.

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10. Tenant agrees to keep all plumbing & lighting fixtures in proper working order. Drains are the responsibility of the tenant to keep free of hair, grease, cigarette butts, and any other foreign object. Sink/tub/shower fixtures and overhead lights will be in working condition when Tenant takes occupancy. Tenant agrees to keep all appliances in the apartment and/or shared use of Washer/Dryer (if applicable) clean. This includes common areas around Washer/Dryer (if applicable). If any fixture or appliance is damaged or disfigured in any way through fault or negligence of the Tenant, they will be responsible for repair or replacement. If Tenant unable to make required repair, Landlord may be called and will correct, at the expense of the Tenant.
11. Parking (if applicable) may be available at an additional cost. Parking (if available) would be assigned when rental arrangements are made, and parking permits assigned.
12. Any acts of unlawful activity will result in immediate eviction.
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 Landlords insurance as a result of their negligence.

VIOLATION OF THESE RULES OR THE LEASE WILL RESULT IN EVICTION AND/OR FORFEIT OF SECURITY DEPOSIT. ANY QUESTIONS OR CONCERNS, CONTACT LAURIE AT OFFICE 814-790-4964 OR ON CELL AT 814-860-1641 OR CALL MATT ON CELL AT 814-434-2505.

Tenant(s) will be charged according to the following rate schedule for mishaps and violations of the House Rules and Regulations:

1. Illegal Pets Minimum Charge	\$25.00 & \$5.00 per day violation
2. Check returned from bank	\$25.00
3. Lockout after office hours	\$20.00 1st time - \$35.00 2nd time
4. Late Rent Fee	\$25.00 and \$5.00 per day
5. Lost key	\$10.00
6. Lock Change	\$100.00
7. Lost mail key	\$5.00 (if applicable)
8. Beer keg	\$100.00 per incident
9. Noise violation	\$25.00 per incident
10. Occupancy violation	\$100.00 per person not on lease occupying apartment.
11. Fire alarm misuse	\$1000.00
12. Early utility turnoff	\$100.00
13. Garbage violation	\$5.00 per bag
14. Tape or Nails	Approximately \$100.00 per room
15. Lost parking permits	\$25.00 (if applicable)
16. Repairs	Cost of repairs and processing