

Rules for Braun Properties

*The following rules have been adopted to promote the convenience, safety, and welfare of the resident on the premises, to preserve **Braun Properties** property from abuse, and to provide fair access to the services and facilities provided for the use of the resident.*

Failure to comply with these rules can result in the assessment of a fine or the termination of your lease. Fines become due as part of rent in the month following the assessment of the fine. Please read this list of rules carefully. Fine amounts are listed after each individual rule. If you have any questions, please feel to contact the manager.

1. Radios, televisions, stereos, and other such devices shall not be played or operated at an unreasonable volume at any time. If the device is operated at a volume audible outside the leased premises, the volume shall be presumed to be unreasonable. Furthermore, it shall be considered unreasonably loud if such devices result in any complaint from neighbors regarding noise from the resident's premises. Also, recreation activities on the apartment grounds such as basketball or football should be limited to reasonable hours (i.e. 9:00 AM to 10 PM). Violation of these times would be considered a noise infraction. \$25.00 fine for first complaint. \$40.00 fine for second complaint. \$50.00 fine for third complaint. More than three complaints within the lease period may result in the termination of your lease.
2. Braun Properties will sign a volume contract with a third party cleaning service to professionally clean all carpets after all tenants have moved out. Tenants only need to vacuum their apartment upon checkout. The itemized cost to have the carpets shampooed will be deducted from the tenants security deposit and a receipt will be provided to confirm the actual cost. We find this method to be cheaper and more convenient for everyone involved.
3. **No alcoholic beverages of any kind are permitted in any public area**, hallway, stairway, laundry room, etc. \$25.00 fine for first complaint. \$40.00 fine for second complaint. \$50.00 fine for third complaint. More than three complaints within the lease period may result in the termination of your lease.
4. **ABSOLUTELY NO SMOKING** is allowed in any apartment, or any public areas or stairways. \$25.00 fine for first complaint. \$40.00 fine for second complaint. \$50.00 fine for third complaint. More than three complaints within the lease period may result in the termination of your lease.
5. The number of persons present in an apartment at any one time may not exceed fifteen. \$25.00 fine for first complaint. \$40.00 fine for second complaint. \$50.00 fine for third complaint. More than three complaints within the lease period may result in the termination of your lease.
6. Tenant is responsible for changing furnace filters each and every month. **Braun Properties** will change them once a year, but usage of furnace or air conditioner requires monthly changing.
7. Tenant is responsible for all drains and waste pipes in unit including the cost of clearing or cleaning any partial or complete blockage during occupancy. **Be careful that no grease, coffee grounds, feminine products, etc. go down drains.**
8. **Braun Properties** is not an insurer of Tenants person or possessions. **Braun Properties** strongly recommends tenants obtain their own rental insurance.
9. Unseemly behavior and conduct is absolutely prohibited. Unseemly behavior includes throwing objects or jumping off of stairways, or deck areas. Residents obligate themselves and their guests not to do or permit to be done anything that will annoy, harass, embarrass, or inconvenience any of the other residents or occupants in said or adjoining premises. \$25.00 fine for first complaint. \$40.00 fine for second complaint. \$50.00 fine for third complaint. More than three complaints within the lease period may result in the termination of your lease.
10. The common areas of the premises such as halls, stairways, laundry rooms, trash containers, storage areas, garages, driveways, parking lots, and entrances or exits to the building shall be used solely for their appropriate and intended purpose. Resident shall not use any of these common areas for any other purpose and shall prevent their children, if any, from using such areas as play areas. All of these areas must be kept free of obstructions such as toys, bicycles, grills, garbage and other personal property owned by residents. **Braun Properties** reserves the right to confiscate any property found left in these areas. There is a \$10 fine per garbage bag. Bicycles should not be stored in the premises except for long-term winter storage and such storage shall not create any safety hazard nor damage the premises.
11. Nothing shall be placed, or kept on the outer sill or on the outside of any window. No shades, swings, hammocks or clotheslines shall be hung from deck/patio. No items of clothing or rugs shall be draped over deck railing for any period of time.
12. No signs, notices, or advertisement shall be attached to or displayed by residents on or about the premises.
13. No additional locks may be put on any door without the consent of **Braun Properties**, nor shall any locks be changed by residents without the consent of **Braun Properties**.
14. The repair of motor vehicles anywhere on the premises is prohibited. All resident cars must be registered with the office.
15. It shall be considered a breach of these rules if any resident provides false or misleading information on a rental application if such information is material to **Braun Properties** determination whether to rent a unit to the particular resident.

16. All residents shall be responsible for damage caused by them as a result of their negligence, carelessness, or misuse of the property or equipment. All damage shall be reported promptly to **Braun Properties**. Any such damage will be corrected by **Braun Properties** at the expense of the responsible resident(s).

17. Residents shall not cause or permit any unusual or objectionable odor to be produced upon or emanate from the leased premises, adjacent buildings, or grounds.

18. If this lease is terminated before expiration of the lease due to the sublease of the premises to other residents, which is subject to the approval of **Braun Properties**, the tenants shall pay a service fee of \$50.00 for handling the details of the sublease and for the inspection of the apartment. At this time, a complete checkout of the apartment will be performed and the deposit will be returned to the tenants, less fines assessed for repairs or an unclean apartment as described later. The new tenants will be required to give a new deposit to **Braun Properties**.

19. If a resident requests a substitution of one or more but not all tenants, the tenants shall be charged a service fee of \$50.00 for the new lease and no apartment inspection shall be done.

20. Cars or trucks shall not be driven on the lawns for any purpose including moving. Any damages resulting therefrom shall be assessed against the offending resident. \$25.00 fine per violation in addition to the cost(s) of repairs.

21. Residents should call **Braun Properties** at least one week prior to moving out to set up a checkout inspection time. At inspection time, everything shall be moved out and the premises cleaned. After inspection, residents should return the keys, etc. to **Braun Properties**.

22. Residents are responsible for maintaining charged batteries in all battery operated smoke detectors located in the leased premises.

23. **Waterbeds are not permitted except on the ground floor apartments.** Consent shall not be granted without proof of rental insurance and submission of an additional security deposit. \$50.00 fine for having a waterbed without the consent of **Braun Properties**.

24. All lockouts to be assessed at \$20.00 payable at time of assistance call or next month's rent.

25. Occupants shall not place any upholstered furniture or other furniture intended for indoor use outdoors or on the deck for use as lawn furniture. \$25.00 fine per violation.

26. If Braun Properties is asked to show the apartment to a prospective subleasee, a \$25 charge will be assessed. Tenants are expected to show the unit themselves, but this rule covers the case where a tenant does not.

27. If the unit will be vacant for an extended period of time in the winter, such as during semester break; the heat must be left on (but can be set to a low temperature.) This is necessary to prevent water pipes from freezing and bursting.

28. **“Command” brand fasteners are recommended for attaching anything to the walls.** No screws, nails, drywall anchors, or mounting brackets may be installed.

29. We are attempting to offer good, clean, well-maintained apartments. The apartment you are moving into is in this condition; if you see anything to the contrary, please advise **Braun Properties** at once. We will expect you to return the apartment to us in the same condition. Below are some representative cleaning rates. This list isn't intended to be inclusive. We are doing this to encourage people to clean their apartment upon vacating. We are not in the cleaning business, and we hope that by relieving us of this task, we will have more time to better serve our residents.

	Cleaning Fee - Approximate Rates
General Cleaning	\$30.00/hour
Nail Holes in Wall	varies on size, typically \$3.00 / hole
Painting	\$100.00/room
Keys not returned	\$25.00 each
Light Bulbs	\$3.00 each

Signatures:

Braun Properties: _____ Tenant: _____

Tenant: _____ Tenant: _____

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