

Tenant Rules

The 512 Investment Company, LLC

These rules and regulations have been adopted to secure your comfort and safety, while maintaining a quality living environment.

1. Rent payments, whether whole or partial, which are delinquent cause administrative expenses to the Landlord. A LATE PAYMENT FEE WILL THEREFORE BE CHARGED ON ALL RENT UNPAID AS OF THE 6TH DAY OF THE MONTH OF DELINQUENCY. CHECKS RETURNED BY YOUR BANK AS "NOT PAID" FOR ANY REASON WILL BE SUBJECT TO A CHARGE. THE RENT SHALL BE DECLARED OWING FROM THE DATE FIRST DUE AND ALL LATE CHARGES SHALL BE ENFORCED. NO EXCEPTIONS WILL BE MADE TO THIS RULE
2. Tenants shall perform no redecoration, maintenance repairs or replace equipment without the written approval of the Landlord. CALL LANDLORD FOR ALL REPAIRS OR SERVICE 660-888-5532.
3. Profane, obscene or loud language is absolutely prohibited on the Premises. Tenant obligates himself and those under him, not to do or permit to be done anything that will annoy, harass, embarrass, discommode or inconvenience any of the other tenants or occupants in adjoining premises.
4. The use of musical instruments, radios, televisions, stereos and tape recordings shall not be operated so as to harass, annoy or inconvenience any other tenant. Quiet hours between 11:00 o'clock PM until 8:00 o'clock AM will be enforced.
5. Tenants shall have no dogs, cats, or other animals on the premises without written permission of the Landlord.
6. Tenants shall be responsible for damage done to seeded areas grass, shrubs and trees around the building, such as digging, uprooting, trampling, etc..
7. Tenants shall not throw or sweep any items or debris from any window or door.
8. No barbecues or open fires are permitted on any wooden porch or balcony.
9. The rented premises shall be used and occupied only as a private residence and no business of any kind shall be conducted from them.
10. ONLY OCCUPANTS LISTED ON THE APPLICATION FOR TENANCY AND LEASE SHALL OCCUPY THE APARTMENT. ANY DEVIATION FROM THIS SHALL AUTOMATICALLY TERMINATE THIS LEASE/RENTAL AGREEMENT.
11. Tenant shall not store any combustible, flammable or explosive substance within the premises.
12. Tenant shall not make any changes in electrical wiring nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premise is located.
13. No additional or replacement locks of any type will be installed on any door without the written permission of Landlord.
14. Tenants shall keep basement area free of debris, trash and clutter. All items shall be kept clear of hot water heaters, furnaces, electrical panels and plumbing systems.
15. No garbage or other refuse shall be stored on the premises for extended periods of time. All garbage and refuse shall be disposed of in a timely manner.
16. No signs, notices or advertisements shall be attached or displayed by tenants on or about the premises.
17. The following items shall not be considered as natural wear and tear to the premises, but shall be considered as damage to the premises and subsequently the cost of repair will be deducted from any security deposit.
 - o Holes in walls and woodwork.
 - o Careless care of paint in the dwelling.
 - o Spray painting or marking on interior/exterior walls.
 - o Damage to carpeting, utility pipes, wiring, plumbing, light fixtures, or any other fixture or appurtenances, walls floors or ceilings.
 - o Damage done to seeded area and shrubs around dwelling such as digging, uprooting, trampling, etc...
 - o Water damage caused by overflow of kitchen/bathroom sinks, bathtub, wash machine or by failure to close windows or doors during inclement weather, thereby exposing interior of apartment to elements.
 - o Broken windows/glass: windows, storm windows, storm doors, etc...

- Failure of tenant to leave dwelling and appliances clean upon termination of this lease/rental agreement.
 - Failure of tenant to regularly clean and maintain carpeting.
18. INVOLVEMENT IN ANY ILLEGAL DRUG ACTIVITY WILL BE AUTOMATIC GROUNDS FOR TERMINATION OF THIS LEASE/RENTAL AGREEMENT. THIS RULE WILL BE STRICTLY ENFORCED, WITH NO EXCEPTIONS. *This includes the use, storage or growing of marijuana.*
 19. Tenant shall keep the window glass clean at all times and shall not cover any window in any manner which, in the opinion of Landlord, detracts from the appearance of the apartment building. Tenants shall observe all rules and regulations, which may be hereafter set forth by the landlord in reference to the use of the premises leased/rented here, in addition to these rules and regulations set forth herein. Landlord reserves the right, at their sole option, to amend or revoke any of these rules or regulations, in and all such amendments, revocations, or new rules and regulations shall become a part of this lease/rental agreement as of their effective date. Violation of these rules or regulations, or any part of them, by the tenant will be just cause for the landlord to invoke the remedies enumerated in the lease/rental agreement in regards to these rules and regulations or to declare a forfeiture of the lease/rental agreement as in any case of forfeiture. Any notice as to amending or revoking any of these rules or regulations in whole or in part, or to adopt new ones, shall be effective upon notice of same being sent to the tenant by the landlord in the form as set forth in this lease/rental agreement for serving of notices by landlord on tenant, or some may in addition thereto, become effective, upon the date same are posted at or near the place set up for the mail boxes in the apartment building in which the demised premises are a part.
 20. If for any reason you get locked out of your house and a property manager has to open the house, there will be a \$50.00 charge during regular business hours and \$100.00 for after hours and weekends/holidays. If you request a complete lock change, the fee is \$100.00 per lock.
 21. Unless prescribed in your lease, you must register the utilities for electricity, gas, sewer, water, internet and television in your name. Failure to do so will result in cancelation of the lease and fees assessed.
 22. Smoking of any kind is prohibited in all indoor parts of the rented property. Smoking is allowed on patios, porches and decks only.