

RENTAL RULES, REGULATIONS AND RESPONSIBILITIES

BY SIGNING THIS DOCUMENT, TENANT AGREES TO COMPLY WITH THE FOLLOWING RULES, REGULATIONS AND RESPONSIBILITIES:

1. Tenant will comply with all obligations primarily imposed upon Tenant by relevant provisions of all applicable building and housing codes.
2. Tenant will keep the leased premises clean and safe, in accordance with the Iowa City housing code.
3. Tenant will dispose of all ashes, rubbish, garbage, and other waste bagged in acceptable refuse bags in the containers provided, or in accordance with applicable city codes. If Tenant's trash is found anywhere other than the dumpster, Tenant will be issued a \$25.00 fine for each infraction. This fine will increase by \$25.00 each time an infraction occurs.
4. Tenant will not dispose, nor allow anyone else to dispose, of anything other than human waste products in any toilet in the leased premises. Tenant agrees to pay for any costs incurred by Landlord caused by, or relating to, Tenant's failure to immediately report to Landlord any dripping faucet or running toilet.
5. Tenant will use all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances in the leased premises in reasonable manner. Tenant may not use any extension cords which are not equipped with electrical breakers as specified by applicable city codes.
6. Tenant may not destroy, deface, damage, alter, paint, remodel, impair, or remove any part of the dwelling unit, or knowingly permit any person to do so.
7. Tenant will conduct himself/herself in a manner that will not disturb any neighbor's peaceful enjoyment of his/her apartment. Tenant may not host gatherings that unreasonably interfere with any neighbor's peace and privacy, nor result in abuse of the leased premises. **Three noise warnings from Landlord to Tenant shall be grounds for eviction.**
8. In accordance with Iowa City code, if Tenant receives one criminal citation (i.e., disorderly house, noise, etc.), from law enforcement agency, Tenant agrees to meet with the Landlord within 48 hours of the citation. Receipt of a second such citation may be grounds for eviction, and Tenant will still be fully responsible for the entire rent payable under the Rental Agreement.
9. Tenant will use the highest degree of care in maintaining the leased premises in the same condition as when first leased by the Tenant. Tenant agrees to thoroughly clean all floors, carpeting, bathroom fixtures, and appliances before vacating premises, and agrees to pay reasonable cleaning charges for noncompliance. Tenant must own or have access to a vacuum cleaner.
10. "Ordinary Wear and Tear", as used in the Rental Agreement does NOT include malfunctioning appliances, removal of fixtures, excessive disorder, dirt, large nail holes, broken windows, doors or fixtures, nor missing or non-functioning smoke alarm batteries or light bulbs.
11. Tenant will not litter or damage those areas outside the leased premises owned by the Landlord, and will not leave furniture or appliances on lawns, patios, or balconies.
12. Tenant will reimburse Landlord for damages to the rental premises arising out of any act of Tenant or Tenant's visitors.
13. Tenant will utilize sufficient heat so as to prevent freezing of water pipes.
14. Tenant will close all doors, windows and storm windows during the heating season.
15. Tenant will replace light bulbs as they burn out and leave them with the leased premises at the end of this Rental Agreement.
16. Tenant will not add or move telephone and television outlets without the Landlord's consent.
17. Tenant will not park motor vehicles, trailers, or other equipment on any unauthorized area of Landlord's property without the Landlord's consent.
18. Tenant may not place tape or adhesive mounting devices on any ceiling or door. Tenant will not nail or screw any items into the woodwork. Tenant will not install any towel racks or hooks with adhesive mounting. Tenant will not hang mirrors, or other items, or use nails on screens or doors.

19. Tenant may never climb on or use the roof of any part of the premises, except for escape from fire.
20. Tenant will refrain from all unlawful activities in the leased premises. **Any unlawful activity will be considered a breach of the Rental Agreement and may be grounds for eviction.** Landlord will notify proper authorities of any unlawful activities.
21. Tenant will notify the Landlord on or before the 1st day of any extended absence of one week or more from the leased premises.
22. Tenant will limit the stay of guests or visitors to less than seven (7) days and nights per month and give written notice to the Landlord of guests or visitors. Breach of this rule could be construed as an unauthorized sublet, and may be grounds for eviction under the Rental Agreement.
23. Tenant will test smoke detectors weekly and advise Landlord of any problems therewith. Tenant is responsible for battery replacement and maintenance of same.
24. Tenant will transfer utilities for which Tenant is responsible under the Rental Agreement to Tenant's account prior to occupancy. Utilities not switched after the third (3rd) day of occupancy may be disconnected. Tenant agrees to use utilities provided by Landlord in a reasonable (i.e., not wasteful) manner. Tenants are required to leave the utilities in their name until the lease end date, even if the tenant is no longer physically in the unit.
25. **Tenant shall not keep pets in the leased premises unless approved in writing by Landlord. There will be a \$100.00 fine for any pet found on the premises. This fine includes adding a new pet without first informing management. Cats are allowed at all properties with a monthly fee. Dogs are ONLY allowed at Sycamore Apartments and Paddock houses with certain restrictions and fees as well as prior approval. There is a 3 pet limit on all properties.**
26. Tenants are not allowed to "pet sit" without prior notice. If you are found to be watching a pet and have not notified management you will be fined the \$100 fee. Tenants are only allowed to "pet sit" additional animals for no more than 7 days per month. Tenants are only allowed to "pet sit" the type of animals that are allowed in their particular complex.
27. Tenant will not store any personal property on the public decks or hallways, or on the attached steps. All such property will be considered abandoned and will be discarded without notice.
28. Tenant will not discard tires, batteries, appliances or furniture in or near the outside refuse containers. These items need to be taken to the landfill.
29. Tenant will not use any open flame devices, candles, kerosene lamps, halogen lamps, space heaters or hazardous waste on the leased premises.
30. Tenant will not store any personal property in any furnace closet or near the water heater.
31. Tenant will clean fiberglass tubs with non-abrasive cleaners.
32. Tenant will not place a waterbed on the leased premises.
33. Tenant will keep the balcony of the apartment neat and clean at all times and not store or hang rugs, towels, laundry or other such items on the railings or other portions of the balcony. Storage of boxes, cartons, furniture, kegs and/or beer barrels will absolutely not be permitted on the balcony. **Bug candles/torches are not allowed on the balcony or patio of ANY property. Town Square 1st floor tenants may have either a charcoal or gas grill. Town Square 2nd floor tenants may only have a gas grills. Mane Gate tenants are only allowed small(camping style) propane tank grills. Sycamore Apartment tenants are only allowed small (camping style) propane tank grills (tenants of 2159 & 2175 Kountry are exempt from this rule and are allowed gas grills on any level and charcoal grills on the 1st floor only).** Any unapproved items found on Tenant's balcony will result in a \$25 fine and a notice to remove the items within three days. If the items are not removed within three days, tenant will be assessed a \$25 every day until the grill is removed.
34. Tenant will notify Landlord immediately of any extreme emergencies with the leased premises. "Extreme emergencies" include, without limitation, running water from leaking faucets, toilets, showers, drains, etc.; lack of heat or air conditioning in extreme temperatures; lack of water in the unit; and fire. If Tenant notifies the Landlord after hours when it is not an "extreme emergency" Tenant will first receive one warning. A subsequent infraction of this rule will result in a \$10.00 fine.

35. RENEWAL NOTICE REQUIREMENTS. Landlord reserves the right to require renewal notices returned to Landlord by February 1st of the renewal year. Landlord reserves the right to show Tenant's unit upon 24 hour's notice any time after notice of non-renewal is given to the Landlord's office.
36. **No satellite dishes are allowed on premises without PRIOR written approval from management. Tenants are REQUIRED to use Big Dog Satellite for their Dish Network and DirecTV services.** Any satellites on premises not through the AM Management authorized installer will incur a \$100 fine. Tenants are responsible for contacting management in advance in order to adhere to the specific installation requirements.
37. PEST CONTROL. Management will provide pest control on a monthly basis. Tenants are responsible to notify management immediately of any pests such as, but not limited to: mice, fleas, roaches, bed bugs. Tenant agrees to comply with pest control guidelines at all times. Tenants will be held financially responsible for any pest infestation that is found in their unit. This includes but is not limited to cockroaches, bed bugs, weevils (flour bugs), etc. Any infestation will be remedied by pest control immediately and payment of service will be due from tenant with the following month's rent.
38. Any fees or fines imposed by the Rental Agreement or these Rental Rules, Regulations and Responsibilities will be due with next month's rent.
39. Tenants are not allowed to move into the property before noon on the designated lease start date unless contacted by AM Management. **If tenants are found to have moved in before such time they will incur a \$100 fee.** Tenants are required to be completely vacated from the property by noon on the lease end date. **If tenants and/or belongings of tenants are still on the property tenants will incur a \$100 fee for every hour until 5pm of the move out date.**
40. Vehicles kept on within the property must have current license plates and be in good working condition or they will be removed. The exterior condition or appearance of all resident vehicles must look presentable. Vehicles damaged by an accident must be repaired within 90 days and cannot be kept on the property if inoperable. Resident vehicles that leak oil or gas shall be repaired within 90 days. Residents are required to clean up unsightly oil deposits caused by their vehicles or their guests' vehicles and will be held responsible for clean-up and/or replacement of the damaged surface. Flat tires must be repaired within 7 days.
41. Minor repairing of vehicles on site, such as changing spark plugs, points, fan belts, tires and batteries will be allowed. Tires and batteries must be promptly removed from the property and should be disposed of properly. Repairs such as oil changes, replacement of mufflers, brakes, transmissions, engines and/or body refinishing are not permitted. Vehicles cannot be put on ramps or blocks for repairing.
42. **Smoking and incense burning are not allowed within the apartment complex,** including inside the units as well as in the common area hallways. Tenants are allowed to smoke on their balcony or patio. If tenants are found smoking any substances or burning incense in their unit or in the hallways, they will be fined \$25 without warning. If there is excessive smoke damage when a tenant vacates the unit at the end of their lease, they will be charged a minimum \$100 damage fee.
43. Tenants are not allowed to throw bones, celery, popcorn, rice, gravy, grease, starchy foods, etc., into the garbage disposal or sinks. Tenants are responsible to make sure that the disposal is cleared before running the dishwasher. If maintenance is called to fix a garbage disposal and they find any of the previously mentioned items, or any items that should not be in the garbage disposal, tenants will receive a \$25 fine.
44. OTHER RULES:

BY SIGNING BELOW, WE AGREE TO ABIDE BY THE RULES, REGULATIONS, AND RESPONSIBILITIES OUTLINED HEREIN, IN ADDITION TO THE TERMS OF THE ATTACHED RENTAL AGREEMENT WHICH WE HAVE EXECUTED, AND ANY RULE SUBSEQUENTLY ENACTED PURSUANT TO THE RENTAL AGREEMENT.

DATED this _____ day of _____, 20_____.

Name: _____	Tenant: _____
By: _____	Tenant: _____
Address: _____	Tenant: _____
_____ Suite B	Tenant: _____

____ Iowa City, IA 52240 _____

Tenant: _____

Telephone: _____ 319-354-1961 _____

-- LANDLORD

-- TENANTS --

Updated 11/13/2014

SAMPLE