

House Rules

The following rules have been adopted to promote the convenience, safety, and welfare of the residents on the premises, to preserve Landlord 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 fee or the termination of your lease. Fees become due as part of the rent in the month following the assessment of the fee. All fees left unpaid upon the vacating of your apartment will be subtracted from your deposit. Please read this list of rules carefully. Fee amounts are listed after each individual rule.

1. NOISE. Pianos, radios, televisions, stereos, exercise equipment, and other such devices shall not be played or operated above a volume audible outside the Unit at any time. Furthermore, it shall be considered unreasonable loud if such devices or the tenants and guest themselves result in any complaint from neighbors regarding noise from the residence premises. A fee of \$25.00 will be assessed for the first complaint. A \$50.00 fee for will be assessed for the second and each subsequent complaint. More than two complaints within the lease term may result in the termination of your lease. However, Landlord reserves the right to give the statutory notice for violation of lease terms after any complaint.

2. ALCOHOLIC BEVERAGES. No alcoholic containers larger than 2 gallons (Kegs, Party Balls, etc.) are permitted on the premises (including parking lot). Tenant shall not consume nor allow occupants, guests or invitees to consume alcoholic beverages in the Common Area. A \$75.00 fee will be assessed for the first complaint. A \$150.00 fee will be assessed for the second and each subsequent complaint. More than two complaints within the lease period may result in the termination of your lease. However, Landlord reserves the right to give the statutory notice for violation of lease terms after any complaint.

3. SMOKING. Absolutely no smoking is allowed in any Unit. A \$50.00 fee will be assessed for the first complaint. A \$100.00 fee will be assessed for the second and each subsequent complaint. More than two complaints within the lease period may result in the termination of your lease. However, Landlord reserves the right to give the statutory notice for violation of lease terms after any complaint.

4. PARTIES. The number of persons present in an apartment at any one time may not exceed fifteen unless the Tenants notify Landlord in advance. The Tenants must give Landlord 24-hour notice. Failure to give notice will result in a \$100.00 fee. However, Landlord reserves the right to give the statutory notice for violation of lease terms after any complaint.

5. DRAINS, GARBAGE, DISPOSALS. Tenant is responsible for all drains, waste pipes and garbage disposal clogs in unit including the cost of cleaning any partial or complete blockage during occupancy. Be careful that no grease, coffee grounds, food, toys, etc. go down the drains.

6. BEHAVIOR. Unseemly behavior and conduct is absolutely prohibited. 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. A \$25.00 will be assessed for the first complaint. A \$50.00 will be assessed for the second and each subsequent complaint. More than two complaints within the lease period may result in the termination of your lease. However, Landlord reserves the right to give the statutory notice for violation of lease terms after any complaint.

7. COMMON AREAS, STORAGE. The common areas of the premises such as halls, stairways, trash containers, driveways, parking lots, and entrances or exits to the building shall be used solely for their appropriate and intended purpose. Residents shall not use any of these common areas for any other purpose. All of these areas must be kept free of obstructions such as bicycles, grills, and other personal

property owned by residents. Landlord reserves the right to confiscate any property found left in these areas. Bicycles should not be stored inside the premises except for long-term winter storage and such storage shall not create any safety hazard nor damage the premises.

8. SILLS, DECKS, PATIOS. 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.

9. WINDOW TREATMENTS. All windows shall be properly curtained or draped. Bed sheets, blankets, or materials other than actual blinds or curtains shall not be used to curtain or drape any windows.

10. SIGNS, EXTERIOR. No signs, notices, or advertisements shall be attached to or displayed by residents on or about the premises. Any window or exterior decoration may be subject to removal by the tenant at the request of the Landlord.

11. SATELLITE DISHES. No satellite dish may be installed without prior permission from Landlord.

12. LOCKS. No additional locks may be put on any door without the consent of Landlord, nor shall residents, without the consent of Landlord, change any locks.

13. WASHING, REPAIR OF CARS. The washing or repair of motor vehicles anywhere on the premises is prohibited. All resident cars must be registered with the office. All cars located on the premises must be licensed and operable at all times.

14. DAMAGE, REPORTING. All residents shall be responsible for damage caused by them or their guests as a result of their negligence, carelessness, or misuse of the property or equipment. All damage shall be reported promptly to Landlord. Landlord will correct any such damage at the expense of the responsible resident(s).

15. ODORS. 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.

16. LEAKS AND MALFUNCTIONS. The resident shall promptly report all leaking water and electrical or mechanical malfunctions observed in his/her rental units and/or building.

17. PETS. No pets allowed, including exotic pets and visitor's pets, except those that have received expressed prior permission from Landlord, provided pets assisting the handicapped will be allowed if written notice is given to Landlord. Unauthorized pets will result in an automatic loss of security deposit. And may result in the termination of your lease.

18. LIGHT BULBS. Residents are responsible for replacing non-working light bulbs in all light fixtures of their apartment. (This includes outdoor and appliance light bulb). All light fixtures should have working light bulbs in them upon evacuation.

19. PEST CONTROL. Tenant shall be responsible for pest control costs when pests are (a) found only in the Unit and not adjoining units or (b) discovered to result from Tenant's activities. Landlord shall be responsible for the cost of pest control where treatment is required for multiple units.

20. CARS AND TRUCKS. Cars or trucks shall not be driven on the lawns for any purpose including moving. Any damages resulting there from shall be assessed against the offending resident.

21. SMOKE DETECTORS. Residents are responsible for maintaining charged batteries in all battery-operated smoke detectors located in the leased premises.

22. WATERBEDS. 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 of \$100.00.

23. LOCKOUTS AND KEYS. All lockouts will be assessed a \$25.00 fee payable at the time of the assistance call. Replacement keys will be charged at \$25.00 for each key replaced.

24. FURNITURE. Occupants shall not remove or permit to remove any upholstered furniture or other furniture for indoor use to the yard for use as lawn furniture.

25. GRILLS ON DECKS/BALCONIES. The use of open flame grills is prohibited on all wooden decks and balconies.

26. MANAGER. Fett Management LLC Is the agent designated by owner to manage the Premises. Any notices required under this Agreement shall be delivered to Landlord at the place designated for the payment of rent.

27. DEFINITION OF TERMS. The following terms shall have the meaning shown below when capitalized in this Agreement or the Rules:

- a. Agreement: this Dwelling Unit Rental Agreement.
- b. IURLTA: the Iowa Uniform Residential Landlord Tenant Act.
- c. Unit: the apartment and is equivalent to the term “dwelling unit” as defined in the IURLTA.
- d. Premises: the Unit and the Building of which it is a part the Common Area.
- e. Common Area: the grounds, areas and facilities held out for the use of tenants generally or whose use is promised to the Tenant.
- f. Building: the structure of which the Unit is a part including entrances, hallways and laundry rooms (but not including the Unit or other units).
- g. Tenant: the person or persons entitled under the Agreement to occupy the Unit to the exclusion of another. It may include the Tenant’s minor children as the context requires. No person shall be deemed a Tenant under this Agreement unless that person has executed this Agreement or is deemed a Tenant under 562A.10 of the IURLTA.

28. OCCUPANCY LIMITS AND EXTRA PERSON CHARGE. Only Tenant and Tenant’s minor children may occupy the Unit. Rent is increased by \$50.00 per person over the number of bedrooms. Occupancy shall be subject to state and local zoning and rental housing laws. Occupancy by any other person even on an overnight basis is prohibited, except with Landlord’s written consent. Landlord reserves the right to: (a) limit the number of occupants and (b) charge a service fee for any unauthorized occupant.

29. ACCESS. Landlord shall have the right subject to Tenant’s consent (which shall not be unreasonable withheld), to enter the Unit in order to inspect the Unit, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary services, or show the Unit to prospective purchasers, mortgagees, tenants, workmen or contractors. Landlord may enter the Unit without Tenant’s consent in case of emergency. The term emergency shall include (a) a good faith belief by Landlord that Tenant has abandoned the Unit or is on an extended absence and has failed to notify Landlord or (b) any apparent violation of the Iowa Code, Agreement or Rules which presents a clear and present danger to other tenants. If reasonable access is withheld, Tenant may be responsible for damages (i.e. property damage or vacancy loss). If Tenant fails to pay rent on time, Landlord may initially presume that Tenant has abandoned the Unit, and have the right of access to the Unit to determine whether Tenant is still occupying it. Tenant acknowledges that Landlord may use surveillance cameras in the Building or Common Areas which, at Landlord’s discretion, may or may not be monitored or recorded.

30. FIXTURES AND IMPROVEMENTS. Tenant shall make no structural alterations to the Unit or the Premises without Landlord’s written consent, including but not limited to the changing of existing locks or

addition of additional locks to doors or windows. Tenant shall not do, or permit to be done, any interior decorating or remodeling without Landlord's written consent. Interior decorating shall include, but not be limited to: painting; wallpapering; removal or replacement of doors, locks, or windows; nailing, tacking, gluing, or taping anything to the walls, floors, doors, or ceilings. Reasonable use of small sized nails for wall hangings is permitted. Tenant will be charged for repair of excessive nail holes.

Tenant shall leave the Unit upon termination of this Agreement and surrender to Landlord all original keys and any other fixtures attached to doors, windows or wood, and all alterations, additions or improvements made by Tenant, without any payment from Landlord. Tenant shall surrender possession of the Unit to Landlord in as good repair and condition as the same are now, or may hereafter be placed (except ordinary wear and tear, non-negligent damage by fire or the elements), at the expiration of this Agreement, Tenant shall pay for the re-keying of all locks upon termination of occupancy in the event (a) the termination is the result of the service of a Notice under Par. 4 above or of a forcible entry and detainer action; (b) Tenant has permitted unauthorized persons to occupy the Unit; or (c) Tenant fails to return all of the original keys for the Unit.

31. CABLE TV, TELEPHONE. The Unit has at least one telephone and one cable TV outlet. No additional cable TV or telephone outlets shall be installed without Landlord's written approval. Any installation must meet the following conditions.

- a. It must be completed by a professional installer.
- b. Any alterations to the wall must be cosmetically attractive and structurally sound with no exposed wires on walls.
- c. The location of the outlet(s) must be approved by Landlord.
- d. Each additional telephone outlet shall be usable by subsequent tenants without having to pay for additional phone lines or modification of the outlets to allow all outlets to function on a single phone line.

Tenant shall be responsible for (a) any damage caused to the Unit due to installation or operation of the additional outlet(s); (b) all fees and charges of the telephone and cable TV company; (c) maintaining and repairing the telephone and cable TV lines, outlets and jacks as well as Tenant's telephones. Any additional outlets shall become the property of the Landlord upon their installation and shall remain in the Unit upon termination of the Agreement without any compensation from Landlord. Landlord shall determine which cable TV company shall provide this service to the Unit.

32. LANDLORD MAINTENANCE. Landlord shall;

- a. Comply with requirements of building and housing codes.
- b. Do all repairs, Keep Unit in a habitable condition.
- c. Keep Common Area in a clean, safe condition. Landlord shall not be liable for any injury caused by any objects or materials which belong to or which have been placed by a tenant in the Premises used by Tenant.
- d. Maintain in good, safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances.
- e. Maintain receptacles and conveniences accessible to Tenant for central collection and removal of ashes, garbage, rubbish, and other waste incidental to the occupancy, and arrange for their removal.
- f. Supply running water and reasonable amounts of hot water at all times. Supply reasonable heat.

33. GENERAL TENANT MAINTENANCE. Tenant shall:

- a. Comply with all obligations primarily imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety.
- b. Keep that part of the Premises that the Tenant occupies and uses as clean and safe as the condition of the Premises permit.
- c. Dispose from the tenant's dwelling unit all ashes, rubbish, garbage, and other waste in a clean and safe manner.
- d. Keep all plumbing fixtures in the dwelling unit or used by the tenant as clean as their condition permits.
- e. Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances including elevators in the Premises.

- f. Not deliberately or negligently destroy, deface, damage, impair or remove a part of the Premises or knowingly permit a person to do so.
- g. Act in a manner that will not disturb a neighbor's peaceful enjoyment of the Premises.
- h. Use decks and patios for appropriate patio/deck activity, not as storage area. Nothing shall be hung or attached to the walls or ceilings of the deck or patio; this includes but is not limited to hanging plants, planters, swings, satellite dishes or TV antennas, birdfeeders, wind chimes, clotheslines, decorations, etc.

34. UNIT MAINTENANCE BY TENANT. Tenant shall:

- a. Plunge toilets, run exhaust fans when necessary, defrost freezer, and use proper cleaning supplies. Under section 562A.12 subsection 3b of the IURLTA, tenant is responsible to restore the dwelling unit to its condition at the commencement of the tenancy, ordinary wear and tear expected. Regarding carpet, Tenant agrees that ordinary wear and tear is the physical depreciation of the carpet, i.e., the wear on the fibers of the carpet, or the matting that occurs during normal use. Removal of dirt and debris is not considered normal wear and tear. Tenant shall hire a professional carpet service to professionally shampoo all carpets prior to move-out. A receipt for carpet cleaning must be shown at the time of the move-out inspection. Carpets must be cleaned prior to inspection, failure to do so will result in a service fee, refer to section 26c, in addition to the cost of carpet cleaning. Tenant shall promptly report any leaking water, electrical mechanical malfunctions observed in Unit and/or building. If Tenant does not report damages to Landlord, Tenant shall be liable for damages resulting from the failure to report.
- b. Reasonable use electrical, plumbing, sanitary, heating, ventilation, air conditioning, other facilities and appliances.
- c. Tenant shall not shut heat off during the winter months nor set the thermostat below 65 degrees at any time.

35. INSURANCE. Landlord strongly encourages Tenant to obtain renter's insurance coverage. Landlord does not carry insurance which covers Tenant's personal property, nor is Landlord and insurer of such personal property. Waterbeds or aquariums over 25 gallons are not allowed without adequate written proof of renter's insurance which specifically covers waterbeds or aquariums; this documentation must be provided to Landlord prior to having a waterbed or aquarium in the apartment.

36. FIRE AND CASUALTY DAMAGE. If the Unit or Premises are damaged or destroyed by fire or other casualty to the extent that habitability of the Unit is substantially impaired. Tenant may (a) immediately vacate the Unit and notify the Landlord within 14 days of Tenant's intent to terminate this Agreement, in which case this Agreement shall terminate as the date of the vacating, or (b) if continued occupancy is lawful vacate only that part of the Unit rendered uninhabitable by fire or casualty, in which case Tenant's liability for rent shall be reduced in proportion to the diminutions in the Unit's fair rental value. If this Agreement shall terminate under the provisions of this paragraph Landlord shall return to Tenant all prepaid rent and security deposit recoverable under the IURLTA. Accounting for rent in the event of termination or apportionment shall occur as of the date of the casualty. "Substantially impaired" shall mean that Tenant cannot safely occupy the Unit for a period in excess of seven (7) days.

37. USE, ABSENCES, ABANDONMENT.

- a. Use. Unless otherwise agreed in writing, Tenant shall occupy the Unit as a residential apartment, not as a place of business or for illegal use.
- b. Extended Absences. Tenant shall notify Landlord of any anticipated extended absences (14 days or more) from the Unit not later than the first day of the extended absence. Failure to do so may result in Landlord seeking damages or treating the absence as an abandonment. It shall be presumed Tenant has abandoned the Unit if an absence lasts longer than 21 days without notice to the Landlord.
- c. Failure to Occupy, Pay Rent. If Tenant fails to pay first month's rent when due or occupy the Unit within 3 days of the first day of the term of this Agreement, Landlord may elect to treat Tenant's failure to pay rent or occupy the Unit as an abandonment.
- d. Landlord Obligation. If Tenant abandons the Unit, Landlord will make reasonable efforts to rent it at a fair rent. However, Landlord will not be deemed to have accepted any abandonment as a surrender unless

written notice of an election to do so is given to Tenant. Acceptance of keys to the Unit does not constitute an acceptance of any abandonment.

e. Abandoned Personal Property. If Tenant abandons items of personal property of an apparent actual cash value of \$200 or more in or about the Unit, Landlord's obligation with respect to such property shall be limited to (1) the obligation to protect it from injury if removed by Landlord and (2) if possible, to give Tenant notice that such property will be disposed of by sale or otherwise if Tenant fails to claim it within 30 days of giving the notice, or within 30 days of the abandonment. Proceeds from the sale are treated as security deposit and are subject to Par. 5 above, provided the 30 days period allowed by statute shall run from the date of sale. If Landlord makes a reasonable determination that the actual cash value of the items of personal property is less than \$200, Landlord may dispose of the items of personal property as Landlord sees fit.

38. PRESENT AND CONTINUING HABITABILITY. Tenant has inspected the Unit, and acknowledges it is in reasonable and acceptable condition of habitability for Tenant's intended use, and that the rent agreed upon is fair and reasonable in this community for the Unit in its condition. If the condition changes, then Tenant shall promptly give notice to Landlord. Tenant acknowledges that the Unit is part of a Building which has other units in it, so that from time to time the environment of the Unit may be affected by the actions of other tenants, including actions which cause odors or particles which may be allergenic to enter the Unit (especially where the Unit shares a forced air heating/cooling system with other units). Tenant agrees that so long as that effect is reasonable under the circumstances, that the Unit shall be deemed in a habitable condition.

39. ASSIGNMENT AND CANCELLATION.

a. Prohibition of Assignment and Cancellation. Tenant shall not sublet the Unit or assign or cancel this Agreement or any part of their interest without Landlord's prior written consent. The term "sublet" means a transfer of Tenant's interest for a period less than the remaining term of the Agreement. The term "assignment" means a transfer of the Tenant's entire interest in the Agreement to a replacement Tenant. "Cancellation" means the canceling of the Agreement without regard to the remainder of the term.

b. Assignment. Landlord may under certain conditions, agree to allow assignment of Tenant's interest. The conditions are as follows:

1. Tenant is current on Tenant's rent and is otherwise in full compliance with the Agreement.
2. Tenant pays Landlord a non-refundable fee of \$50.00 per person.
3. A replacement Tenant is found for the Unit who:
 - a. Executes a new Dwelling Unit Rental Agreement (the New Agreement) for a term of not less than six months;
 - b. Pays the security deposit required under the New Agreement;
 - c. Takes possession of the Unit; and
 - d. Pays the first month's rent required by the New Agreement.

c. Continuing Liability. Until the conditions stated in 23.b and 23.c have been met. Tenant shall remain liable under the terms of this Agreement and shall continue to be liable for rent, utilities, cleaning and any other obligations under this Agreement.

d. Security Deposit. If Tenant is released, Tenant's security deposit shall be treated under Par. 5 above only after the terms stated in 23.b are met.

e. Time to Vacate Unit. If Tenant fails to vacate the Unit by noon on the day before the New Tenant is to take occupancy, Tenant shall be considered a holdover and will be held responsible for damages under the Iowa Code.

f. Not a Novation. Tenant agrees that unless Tenant is released as provided above, the New Agreement executed by the New Tenant shall not constitute a novation, but shall be treated as an assignment and Tenant shall be deemed to have executed such New Agreement as part of the assignment.

40. ASSIGNMENT BY LANDLORD. Landlord reserves right to assign its interest in this Agreement, and any sums received or to be received. This Agreement may be terminated by Landlord in the event of the sale of Premises, or if the Premises must be altered or razed by giving Tenant's 30 days written notice. The termination time and yielding of possession shall be specified in the notice.

41. HOLDOVER. If Tenant remains in possession without Landlord's written consent after expiration of the term of this Agreement or its termination, Landlord may bring an action for possession. If Tenant holds over, Landlord may also be entitled to recover the actual damages sustained by Landlord, double rent per IURLTA, and reasonable attorney's fees allowed by court.

42. SERVICE FEE. When a Tenant is in violation of this Agreement, including the violation of a Rule, it shall be considered a material noncompliance with the terms of the Agreement and a service fee may be charged. In addition, Tenant may be responsible for any damages caused by the violation. The service fee, and additional charges for damages when applicable, will be charged to the rent account and be treated as provided above. Tenant shall pay the service fee within 10 days of receiving written notice of the service fee. All service fees charged by Landlord are based on the estimated cost to Landlord for bookkeeping and staff time both to obtain proper payment or to resolve violations. The service fees provided in this Agreement shall be as follows:

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| a. Failure to put utilities in Tenant's name | \$15 |
| b. Unauthorized occupant | \$75 |
| c. Failure to schedule cleaning or carpet cleaning | \$25 |
| d. Extra Person Charge | \$50 |

The Rules contain a separate schedule of service fees.

43. CHECKOUT APPOINTMENT. At least ten (10) days prior to the end of the term of the Agreement, Tenant agrees to schedule a checkout appointment before the termination time of this Agreement. If the Tenant fails to schedule a checkout appointment, a fee as outlined in section 26c of the additional provisions, shall be assessed for both carpet cleaning and cleaning. Tenant will receive guidelines from Landlord concerning carpet cleaning and apartment cleaning. (See the Guide to Your Move-Out Inspection). All utilities contracted for by Tenant must remain turned on and in Tenant's name through the end of the term of this Agreement.

44. CLEAR AND PRESENT DANGER. Tenant shall not create or maintain or permit Tenant's guests, invitees or minor children to create or maintain, a threat constituting a clear and present danger to the health or safety of other tenants, the Landlord, or Landlord's employee or agent or any other person within 1000 feet of the Premises. If Tenant violates this provision, then Landlord, after a single three days' written notice of termination and notice to quit, may file suit against Tenant for recovery of possession. A clear and present danger shall include, but not be limited to the following grounds:

- a. Physical assault or the threat of physical assault.
- b. Illegal use of a firearm or other weapon, the threat to use a firearm or other weapon illegally, or possession of an illegal firearm.
- c. Possession of a controlled substance unless the controlled substance was obtained directly from a pursuant to a valid prescription or order by a licensed medical practitioner while acting in the course of the practitioners professional practice. This paragraph applies to any other person on the premises with the consent of the Tenant, but only if the Tenant knew of the possession by the other person of a controlled substance.
- d. Tenant's refusal to obey a valid order of any law enforcement official.
- e. Tenant's receipt of more than two municipal infraction citations for violations of city ordinances relating to rental housing in six months.

45. GUESTS AND INVITEES. Tenant shall be responsible for the actions of or damage done by Tenant's guests, invitees and minor children as these actions relate to the terms of this Agreement and the Rules.

46. NOTICES. Any notice for which provision is made to this Agreement shall be in writing and may be given by either party, Landlord or Tenant, to the other in addition to any other manner provided by law in any of the following ways: (a) personal delivery, (b) service in the manner provided by law for the service of original notice, or (c) sending the Notice by certified or restricted certified mail to the last known address

of the party being served. The place for the payment of rent as provided in Par. 2 shall be the place designated by Landlord for receipt of any such notice.

47. CONSTRUCTION, ENTIRE AGREEMENT, FALSE STATEMENT.

- a. Word/phrases shall be written in singular or plural number, and masculine, feminine or neuter gender, according to the context.
- b. This Agreement, Tenant’s Application and any document signed by the parties including any application for consent to assign or sublet constitute the entire agreement between the parties; and no statement, representation or promise with reference to this Agreement and any repairs, alterations or improvements, or any changes in the term of this Agreement, shall be binding upon either of the parties unless in writing and signed by both Landlord and Tenant. This Agreement is valid if signed in counterparts in the event Tenant, Co-Tenants, or Guarantors sign separate copies from that which Landlord executes. A faxed copy containing a signature which was original before being faxed may serve as an original of this Agreement.
- c. It shall be considered a breach of this Agreement if any Tenant provides false or misleading information on a rental application if such information is material to Landlord’s determination whether to rent a unit to the particular Tenant.

48. DISCLOSURE OF INFORMATION. It is the Landlord’s normal policy not to disclose information regarding tenants, however, Landlord provides no assurance of confidentiality. It is possible that such information may be disclosed because of inadvertence, but not in bad faith. Information may be released to individuals with whom we have a business relationship. (i.e. lenders, buyers, vendors, utility companies, government authorities, police, etc.) Tenant specifically authorizes Landlord to release information relating to Tenant’s occupancy to other landlords or creditors.

49. ZERO TOLERANCE TO DRUGS. Landlord does not allow any drugs or drug paraphernalia to be used or possessed at any of its properties. Tenant acknowledges that Landlord intends to cooperate with governmental authorities, including the police, by informing these authorities if Landlord has reasonable grounds to believe that Tenant, Tenant’s guest or invitees are engaged in illegal activity on the property. If Tenant, Tenant’s guests or invitees are found in possession of drugs or drug paraphernalia, Landlord may pursue legal remedies.

50. CHECKOUT. A complete check-out appointment is required before the end of the lease period. Check-out times end at noon on the last day of the lease period. The earlier you call to make an appointment, the later the check-out time you can get. A \$50.00 fee is assessed for failure to complete a check-out before the end of the period.

51. CLEANING UNIT. We are attempting to offer clean, well-maintained apartments. The unit you are moving into is this condition; if you see anything to the contrary, please advise Landlord at once. We expect you to return the apartment to us in the same clean, well-maintained condition. Below are some representative cleaning charges. This list is not all-inclusive; nor is it a list of services we want to provide as a cleaning company would. It is meant to encourage you to clean your apartment thoroughly instead of losing part or all of your deposit upon vacating. Tenant must have carpets professionally cleaned and submit the receipt to Landlord.

Cleaning Fees-Average Rates*

Cleaning of cabinets	\$50.00	Replace light bulb	\$5.00
Cleaning refrigerator	\$50.00	Cleaning carpet	\$0.50 per sq. ft.
Cleaning stove	\$50.00	Washing walls & woodwork	\$50.00/room
Floor	\$30.00	Painting	\$100.00/room
Range vent	\$25.00	Late or missing door key	\$15.00
Dishwasher	\$20.00	Bathroom cleaning	\$75.00
Sink	\$10.00	Wash ceiling fan	\$25.00

1" or larger holes in wall	\$75.00	Wash light fixture	\$10.00
Wash window	\$25.00/ window	Nail holes wall	\$2/ hole
Wash window blind	\$20.00		

**These are average cleaning rates and are subject to change.*

28. RECEIPT. Tenant acknowledges receipt of a copy of these Rules.

_____, Tenant _____, Landlord

_____, Tenant

_____, Tenant

_____, Tenant