

**WELCOME HOME MANAGEMENT SERVICES
RULES AND REGULATIONS**

GENERAL RULES AND REGULATIONS

1. The sidewalks, entrances, passages, courts, stairways, corridors, and halls shall not be obstructed, encumbered or used by Residents for any purpose other than ingress and egress to and from the leased Premises. All of Resident's personal property shall be kept within the Premises at all times.
2. No sign, signal, advertisement, notice or any other lettering or equipment shall be exhibited, inscribed, painted, affixed or exposed by Resident on or at any window or on any part of the outside or inside of the Premises or any building.
3. No person shall play in any areas other than those specifically provided for such purpose by Management. Playing in the halls, entrances, stairways, basements, driveways, or parking lots of the building is expressly prohibited.
4. Management may retain a passkey to the Premises. No Resident shall add, remove, or alter any lock or install a new lock or knocker on any door of the Premises without the prior written consent of Management. In case such consent is given, the Resident shall provide Management with an additional key for Management's use pursuant to Management's right of access at reasonable time to the Premises to the extent permitted by law. Resident shall be responsible for the replacement of any lost keys provided by Management.
5. Resident(s) shall take the necessary precautions to prevent their property from falling from the windows or doors of the Premises. Resident shall not sweep or throw from the Premises any dirt or other substances into any of the corridors, halls, stairways, entrances, light shafts, ventilators or elsewhere in any building or on the grounds.
6. Nothing shall be done by Resident in or about any building which will interfere with the rights, physical health, safety, peaceful enjoyment, comfort or convenience of other Residents. No musical instruments, radios, televisions or sound system shall be operated and no cooking equipment shall be utilized in a manner that is disturbing or annoying to other Resident(s) nor shall any Resident make any disturbing noises or create any annoying odors at any time. Residents shall keep the entry door to their Premises closed except during ingress and egress from the Premises.
7. No pets are allowed on any property unless written permission has been obtained from Management. Please note that many properties are strictly NON PET PROPERTIES. Visiting pets are not permitted at any time.
8. The trees, shrubbery, and planted areas are a vital and valuable part of the property and the Resident shall pay all damages resulting from any mutilation or defacing thereof for which the Resident is responsible.
9. Resident shall be responsible for all damages to the Premises, stairways, hallways, and any other part of the property which may be caused by Resident, Resident's agents and/or Resident's invitees including damage caused by moving furniture or other bulky articles.
10. No spikes, screws, hooks or nails shall be driven into the walls, ceiling, woodwork or doors of the Premises except that Resident may insert a reasonable number of picture hooks in the walls for the purpose of hanging pictures, mirrors and/or decorative accessories. Resident shall not otherwise mar or deface such walls or shelves in the drawers. Nothing shall be affixed by any type of putty, tape or adhesive. Resident shall only have telephone and cable at the pre-wired location in the Premises. If Resident would like additional jacks, they must be installed by a professional at the Resident's expense.
11. Newspapers, cans, garbage and other refuse must be placed in the containers (dumpsters), provided by Management for that purpose and the Resident shall keep the container (dumpsters), lid, if any, tightly closed at all times. Resident shall comply with governmental regulations relating to disposal by Resident(s) of garbage and other refuse. No litter, ashtrays nor any other refuse shall be dumped or disposed of in any parking areas or other common areas or parking lots.
12. Resident shall not store any kerosene, gasoline, butane or other bottled gases or other inflammable or explosive material in or about the unit or on balconies.
13. At any time no more than 10 people of average weight are to be allowed on any balcony.
14. Only those persons listed as occupants in Resident(s) application for tenancy shall be allowed to occupy the Premises without Management's written permission.
15. Resident(s) and their family, guest, or invitees shall give written notice to the Management of any accident or injury to any person or of any damage to the Premises or any part of the property within five (5) days of the happening of such accident or injury.
16. Renter's insurance must be maintained to cover Resident's personal belongings, personal liability, and waterbeds during the term or extensions of this lease.
17. Parking is available on a first come first serve basis only.
18. The Management Company is empowered to enforce these rules and regulations. All rules and regulations shall be in effect at all times. Management shall have the right to change the rules and regulations after a thirty day written notice. Any interpretation of this document or addendums will be at the sole discretion of Management.
19. Do not dispose of cigarette butts in mulch beds, on the grass, sidewalks, or parking lots. RI _____

COMMUNITY POLICIES

1. Unightly vehicles, such as vehicles with flat tires, broken windows or extensive damage, rust, etc, in Management's sole discretion, will not be permitted in or around the property. All vehicles must be identified by current valid license plates and municipal stickers. Vehicles not in conformance with these regulations will be subject to towing at the vehicle owner's expense.
2. Gas and/or charcoal grilling is not allowed on the premises' balconies or patios. Gas, charcoal grills, and combustible materials are prohibited in unit. Liquid charcoal starters are strictly prohibited.
3. Residents shall be liable for any and all damage to the Premises and surrounding areas, which occurs due to failure to keep the temperature setting of the Premises at a level sufficient to avoid damage to the Premises.
4. The equipment in the bathroom(s) and kitchen shall not be used for any purposes other than for which they were constructed. No sweepings, rubbish, rags, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances shall be thrown therein. Do not dispose of metals, strings, grease, coffee grounds, can tabs or bottle tops, nutshells, glass, olives or fruit pits, corn cobs, paper, wire, bones, aquarium gravel, contraceptive devices, cotton balls, Q-tips, cigarette lighters, paper cups, rice or non-food in the garbage disposal. Resident shall be responsible for any and all repairs and damages resulting from the misuse of such equipment. Only approved dishwasher detergents allowed.
5. Lockout service will be performed only during office hours, upon Resident's presentation of proper identification, and/or Management's verification of Resident signature. After office hours the above described lockout services will be performed by the maintenance person on call upon presentation of the proper identification and payment of a lock out fee in the amount of \$35.00.
6. Resident(s) may not place or store anything within two feet of heating or air conditioning closets or units. Flammable materials may not be stored anywhere within heating/air conditioning closets. Non-compliance of this requirement may result in the removal of items from the closet by Management.
7. Balconies, terraces, and patios shall not be used in any manner to be objectionable to the proper operation and appearance of the building. Example: No appliances, sofas, chairs, or residential storage may be used on the balconies, terraces, and patios. No motorcycles shall be brought upon, kept, or stored on any balcony, terrace, and patio or inside any unit. RI _____

PET POLICIES

1. Pet Policies vary by property. If you live on a Non-Pet Property, a pet is not permitted at any time, including visiting pets. If Management observes a pet on the Premises, you will be fined a \$200.00 fee per occurrence.
2. If you live on a Pets Permitted Property, you must complete a Pet Application, Pet Addendum, and pay the appropriate pet deposits and fees PRIOR to bringing the Pet on the Property. Visiting pets are not permitted at any time. If Management observes a pet on the Premises, you will be fined a \$200.00 fee per occurrence.
3. Additional pet rules and regulations for Pets Permitted Properties are provided on the Pet Addendum.
4. Resident(s) who do not adhere to the Pet Policies shall be requested to remove the pet from the Premises. If Resident fails to remove the pet from the Premises, then the Resident may be served with a ten day notice pursuant to the terms of this Lease and a forcible entry detainer action brought against Resident. Failure to remove pet when directed constitutes a major breach of the lease. RI _____

RESIDENT SIGNATURE: _____
RESIDENT SIGNATURE: _____

MANAGEMENT SIGNATURE: _____
DATE: _____