

Rules and Regulations

The following is attached to the Link'D Property Team Lease Agreement.

The following is a list of rules and regulations that are part of the Lease Agreement. These rules and regulations are for the purpose of maintaining the aesthetic appearance and comfortable living environment of the home and ensure proper use of the rental and the premises. Violations of the below rules and regulations will result in termination of tenancy.

Tenant(s) agree that they have read, understand, and will abide by these Rules and Regulations and understands that they are personally liable for the behavior and actions of their household, guests, and visitors.

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Occupancy:

Occupancy is limited to those listed on the Lease Agreement. Any additional person(s) staying in the home for a period of more than 14 days must complete an application and be approved for tenancy. Unapproved occupants staying in the home for more than 14 days will result in termination of tenancy for all occupants. For emergency purposes, please inform the landlord/manager of the name and license plate number of **any** person staying in the home for longer than 6 consecutive days.

Difference between a “guest” and a “roommate” is outlined in the original lease and referenced under the Residential Tenancies Act (Landlords Rules) pg 17. 9A (1). A “guest” becomes a “roommate” after 14 days.

1. A guest will be defined as someone who stays in the rental for a maximum of 2 weeks.
2. A roommate will be defined as someone who stays in the rental for more than 2 consecutive weeks.
 - 2.1. Roommate will be defined as someone who stays in the rental for more than 2 weeks a month.

Statutory Conditions and Reasonable Rules:

The landlord and tenant(s) promise to comply with the statutory conditions set out in Schedule A of the Form P Standard Form Lease or section 9 of the RTA.

Assigning or subletting premises. The tenant(s) may assign or sublet the premises, subject to the consent of the landlord. The landlord may not arbitrarily or unreasonably withhold consent or charge for consent unless the landlord has actually incurred expense in granting the consent. A charge of \$75 (seventy-five) will be applied to cover the incurred expenses of screening potential tenant(s).

Lock out charges. Contact your property manager directly. If you are locked out from Monday-Friday between 8am-5pm you will be charged a \$50 service fee. If you need assistance outside of business hours you will be charged a \$100 service fee. If your residence is located outside Yarmouth municipality, you will be charged \$75 during business hours, and \$125 for a request made outside of business hours.

Rental Arrears:

In a fixed-term, year-to-year or month-to-month tenancy, where the tenant(s) has not paid the rent on or before the 15th day after the rent is due, on or after the 16th day after the rent is due the landlord may give to the tenant(s) Form D Notice to Quit. The Notice to Quit is to be effective not earlier than the 15th day after the date the Notice to Quit is given to the tenant(s).

Not later than 15 days after receiving the Notice to Quit, the tenant may

- A. Pay to the landlord the rent that is in arrears, and on the payment of that rent the Notice to Quit is void and of no effect and this lease continues; or
- B. Apply to the Director for an order setting aside the Notice to Quit.

If the tenant does not pay the rental arrears or make an Application to the Director by the end of the 15th day after receiving the Notice to Quit, the tenancy is terminated and the tenant must vacate the premises by the effective date of the notice.

Tenant's Notice to Quit (except fixed term):

All notices to quit for a tenancy other than a fixed-term must be given by the tenant in writing in accordance with the following:

Type of Tenancy & Associated Notice Period

Before a lease can be terminated, the landlord and tenant both have a responsibility to renegotiate the terms of the lease or decide to terminate it altogether. A tenant cannot give notice during a fixed term lease unless the tenant has been a victim of domestic violence or a declining health/mobility issues. Fixed term leases expire automatically. Once a fixed term expires, the landlord no longer has any obligation to the tenant. If the tenant decides to stay in the unit after the end of the fixed term and the landlord poses no objections, a month-to-month lease then goes into effect. When a lease is renewed by the tenant, unless otherwise specified, other than the new term of the lease, all other conditions and terms of the lease remain intact and relevant.

If a tenant is a victim of domestic violence, the tenant has the right to terminate the fixed term lease by giving one month's prior notification to the landlord and giving the landlord a Certificate Confirming Grounds to Terminate Tenancy Due to Domestic Violence, which is issued by the Director of Victim Services. The tenant is required to give notice and the certificate to the landlord within a period of not more than 60 days after the certificate has been issued to them.

Guide Form G/H: Tenant's Notice to Quit—Early Termination of Tenancy (Section 10B, 10C or 10D of the Residential Tenancies Act) can be applied if the tenant is ending a lease early because:

- 1. Your health has declined and you can no longer afford to pay your rent.
OR
- 2. Your health has declined and you cannot stay in the unit.
OR
- 3. You have been accepted into a nursing home or home for special care.

- 1. Year-year lease:

Tenant(s) must provide at least 3 full months notice before the end of the anniversary date.

- 2. Month-month lease:

Tenant(s) must provide at least 1 full month notice before the end of any month

If the notice is to be given based on a period of 1 or more months, the notice must be given before the day of the month that rent is payable under this lease.

All notice but be provided via written notice. Email is preferred.

IF YOU DO NOT GIVE WRITTEN NOTICE AS REQUIRED, YOUR LEASE WILL AUTOMATICALLY BE RENEWED FOR A MONTH-MONTH TERM.

Landlord's Notice to Quit:

A landlord may not give a notice to quit except in accordance with section ten (10) of the [Residential Tenancies Act](#)

Move Out and Cleaning Instructions:

If Tenant(s) intends to move out, Tenant(s) must give Landlord the required amount of days advance written notice, delivered to the Landlord's email, or Tenant may forfeit the entire security deposit to Landlord as liquidated damages, in Landlord's sole and absolute discretion. Tenant(s) agrees that Tenant(s) will leave the Premises in the same or better condition than when Tenant(s) moved in (ordinary wear and tear excepted), or may be charged for any repairs or cleaning needed to prepare the Premises for the next tenant(s). Upon receipt of Tenant's notice to vacate the Premises, the Landlord will schedule a move-out inspection of the Premises. Tenant has the right, but not the obligation, to be present for this inspection, which will take place after all of Tenant's belongings have been removed from the Premises.

Premises Relocation:

If Tenant(s) desires to relocate to another unit/property owned by Landlord, and Landlord consents to such relation, in its sole and absolute discretion, applicable fees will be applied that are associated with any cleaning or damage charges attributable to the Premises being vacated. In such an event, Tenant's security deposit shall transfer to the new unit/property; provided that Tenant(s) may be required to provide additional security deposit if the rent prices are different between the two units. Security deposit may only be ½ of the first month's rent.

Emergency/Non-Emergency Policy:

1. A landlord has the right to enter during the following situation without consent as per the [Residential Tenancies Act](#): Statutory Conditions 9.(1) -7.
 - 1.1. The following will constitute an emergency situation where the Landlord must be contacted immediately:
 - 1.2. If there is a fire, please exit immediately and call 911. Contact us when possible and safe for you to do so. Your safety is paramount.
 - 1.3. Pipe leak, leak in the roof or flooding of the unit.
 - 1.4. If there is a gas leak, please leave immediately and contact 911. When it is safe for you, please contact us. Your safety is paramount.

- 1.5. Any natural disaster resulting in damages to the property.
- 1.6. Heating system fails when it is **cold (any temperature below 10 degrees celsius)** outside.
- 1.7. Backed up sewage, leaking into the property.
- 1.8. A broken door lock, that could potentially let anyone into the property.
- 1.9. Short circuit in the electrical wiring that is creating a fire or electrical hazard.
- 1.10. Broken refrigerator.

Non-emergency Maintenance Policy:

Non-emergency fixes are defined as the following. Please take note that these situations still warrant the proper notification of the landlord. Please submit the appropriate form or call us during normal office hours:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1.1. Interior door is not closing properly. 1.2. Broken stove element. 1.3. Kitchen sink is not draining properly. 1.4. Bathroom sink/and or tub not draining properly. 1.5. Minor leak on roof. 1.6. Minor leak in household plumbing. 1.7. Plumbing issues. 1.8. If applicable: Garage door opener not working properly, but still able to gain access | <ul style="list-style-type: none"> 1.9. Cracked window pane. 1.10. Repairing light fixtures. 1.11. Replacing flooring that is worn out 1.12. Changing your heating filters. 1.13. Any other issue that results in an inconvenience to the tenants daily living. 1.14. Any damages that will alter the appearance of the living space. |
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Please use the appropriate forms that were sent via email titled: [Complaint Form](#) & [Maintenance Form](#) .

Contact Information:

Tenant(s) shall keep the landlord/manager informed of current contact information at all times, including phone numbers, emails, and emergency contacts.

Liability & Renters Insurance:

It is recommended by the government of Nova Scotia and by the landlords for the tenant to get renters insurance.

Tenant(s) understands and agrees that the Landlord has no obligation to obtain insurance for Tenant(s) including, but not limited to, liability, hazard, or contents insurance. Tenant(s) is/are encouraged to obtain, at Tenant's sole cost and expense, obtain renter's insurance covering the full value of all personal property of Tenant(s) in the Premises, and providing liability coverage to Tenant(s) in an amount. Tenant(s) is/are encouraged to obtain such renter's insurance at all times during the term of this Lease. Tenant(s) shall provide a certificate of insurance (via email) to the Landlord demonstrating that Tenant(s) has procured the required insurance coverage, within ten (10) days after the commencement of the term of this Lease and within ten (10) after any renewal or change in such insurance coverage. In addition to the foregoing, Tenant acknowledges that if Tenant(s) fails to obtain and maintain renter's insurance, Tenant(s) alone shall bear the consequences of the loss or damage to Tenant's personal property.

Access & Signs:

Tenant agrees to allow the Landlord access to inspect the Premises at reasonable times by appointment, use of key or by force, if necessary. Landlords may enter the Premises for the purpose of emergencies, inspections, repairs, prospective purchasers, bank representatives, contractors, or other individuals as deemed necessary by the Landlord, in its sole and absolute discretion. Landlords may also display "For Rent" or "For Sale" signs on the Premises, including, without limitation, in the windows of the Premises or the front yard. Tenant's request for service or maintenance (submitted via google forms) shall be considered Tenant's approval for all necessary access by Landlord or Landlord's agent in connection with such service or maintenance, if no other written arrangement related to such access between Landlord and Tenant is made.

Smoking:

Smoking marijuana and/or cigarettes in the home or within 15 feet of the building is prohibited. Tenant(s) will be held liable for any smoke-related damage, including odor or stains in the walls, ceilings, carpets, flooring, and other damage caused by smoking. Tenants are responsible and liable for the actions of their guests and visitors.

Marijuana:

Tenant(s) shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant(s) to grow or produce cannabis on or about the Premises; the foregoing prohibition to be absolute and without exception and shall include any growing, or production of marijuana. We will follow any local, state or federal laws, rules or regulations now or hereafter in effect. Tenant's violation of this rule shall be an immediate and incurable default of this Lease and shall be cause for eviction.

Decks/Balconies/Patios:

Decks, balconies, and patios must remain clear of debris, garbage, bicycles, furniture, shoes, and other clutter. Decks, balconies, and patios may not be used to dry clothes or as storage. *Barbecues, lawn furniture, and plants are the only acceptable items allowed on decks, balconies, and patios.*

Appliances:

Tenant agrees to keep all such appliances clean and in good repair (but must notify the landlord of any damages). Supplied appliances may not be removed. If any furnishings break or are damaged, they are Tenant's responsibility. Maintenance of the furnishings is Tenant's sole responsibility, and Tenant will keep all such furnishings in good repair.

Tenant's use of such furnishings shall be "AS-IS", and Landlord has not made, does not make and hereby disclaims any representations or warranties (including, without limitation, any warranty of merchantability or fitness for a particular purpose) as to the existence of or physical condition of the furnishings or the suitability or usefulness of the furnishings for Tenant's intended use.

It will be viewed as the tenants responsibility to maintain cleanliness, functionality and general care to all appliances the landlord provides for the tenant(s). If the appliances listed break because of tenant(s) misuse, then it will be the tenant(s) responsibility to pay for fixing it entirely. Normal wear & tear excepted.

Window Coverings:

Tenant(s) may not use bed sheets, blankets, or other similar materials for window coverings. Please note that tenants are entitled to their privacy and are permitted to buy standard curtains, so long as they don't come into contact with any heating devices or sources of heat. Damaged blinds must be replaced immediately (within 24 hours); please submit the appropriate form titled "[Maintenance Request Form](#)".

Window Screens:

Tenant(s) is/are responsible for the expense of replacing broken glass and repairing damaged screens, windows, window frames, sashes, storm windows and doors regardless of who is at fault. Landlords are not required to supply window screens, door screens, or sliding screen doors. Screens can be provided at the tenant's expense.

Satellite Dishes/Antennas:

Satellite dishes and antennas may not be installed or attached to the building. Satellite dishes must be free-standing and require prior written landlord/manager approval. Tenant agrees not to affix any structures to the Premises including, but not limited to, antennas, satellite dishes, or signs, without prior written consent of the Landlord, which may be granted or withheld in Landlord's sole and absolute discretion.

Walkways:

All walkways and stairs are to be kept clear and free of debris at all times. Absolutely no storage or accumulation of any items on or near walkways or interior or exterior stairs. All brooms, mops, waste receptacles, etc. must be stored inside the rental. During the winter months, the tenant(s) must notify us if there is a lack of snow clearing, as this is important for the safety of our tenants. Please notify us by submitting a [Complaint Form](#).

Noise:

Tenant(s) shall respect their neighbor's rights to peace and quiet and shall keep all noise to a minimum, including keeping voices, music, stereos, vehicles, and television levels to a minimum. Tenants shall use the premises in a way as to not disturb neighbors, including not slamming doors, knocking on walls, stomping on floors, honking, revving engines, or in other ways being disruptive. **Any** noise between the hours of 11pm – 7am will not be tolerated. If you have any troubles with the noise from a neighbour inside the same complex that we own, then please file a [Complaint Form](#).

Quiet Enjoyment:

While paying the rental and performing its other covenants and agreements contained in this Lease, Tenant(s) is/are entitled to quiet enjoyment of the Premises during the duration of the term of this Lease, subject to all the terms and conditions of this Lease. Tenant(s) may not infringe upon the quiet enjoyment right of other tenants through disturbances including but not limited to TVs, stereos, musical instruments, other loud noises, heavy walking, or other disturbing actions.

Housekeeping:

Tenant(s) shall keep the premises clean, sanitary, and neat by performing routine housekeeping at regular intervals, including keeping clutter to a minimum, disposing of trash and garbage in a proper manner, sweeping, vacuuming and wiping down all surfaces. It is generally understood that mold spores are present essentially everywhere and that mold can grow in most any moist location. Tenant(s) acknowledges the necessity of housekeeping, ventilation, and moisture control (especially in kitchens, bathrooms, break rooms and around outside walls) for mold prevention.

Tenant(s) may not make any permanent changes to the dwelling (including painting) without written permission from the landlord/manager. Tenant(s) is responsible for keeping light bulbs and detectors in working order for the duration of tenancy. Tenant(s) may use adhesive backed picture hooks for any picture weighing less than 5lbs. Tenant(s) will be permitted to

put a 1 inch maximum sized nails/screws or hooks in the drywall but are asked to please locate a stud, then place the necessary equipment into the wall. Any issues with a nearby tenant in the same complex we own, then please submit a [Complaint Form](#).

Use of Driveways/Parking Lot:

Driveways and parking lots shall be used solely for vehicles. No skateboarding, skating, bicycling or playing is allowed in these areas.

Parking:

Vehicles shall only be parked in designated parking spaces. Parking spaces are for tenants only. Vehicles must be operational. Absolutely no obstructing other vehicles, parking on the lawn, sidewalk, or walkways. If the property has adequate room for guest parking, then the guest may do so, but must not block another tenant(s) vehicle. Trailers, boats, and recreational vehicles shall not be parked on the premises. Vehicles in violation of any above stated rule may be towed without further notice at the owner's expense. A tenant may not charge or sell his parking spot. Any issues with a nearby tenant in the same complex we own, then please submit a [Complaint Form](#).

Trash/Garbage Receptacles:

All trash and garbage shall be in tied plastic bags and placed in the proper receptacles. Receptacle lids must close completely after every use. Trash and garbage shall never be placed beside or behind the receptacles. The trash and garbage receptacle is for tenant use only. Absolutely no furniture is to be placed or disposed of in or near the receptacles. The cost of disposal of such large items will be charged to the owner of the items. Recycling bins are for the proper disposal of recyclable trash only. Flatten all boxes before putting them in the recycle bin. Each Resident is responsible for keeping the area directly surrounding their home clean. Single-Family Homes: Tenants shall adhere to their city's pick-up schedule. Any issues with a nearby tenant in the same complex we own, then please submit a [Complaint Form](#).

Lockout/Lost Key:

Lockout service may be requested between 10am-4pm, Monday – Friday for a \$20.00 Lockout Fee. After-hours lockouts will require the use of an independent locksmith. Tenant(s) shall not change or add to the locks of the rental at any time. Lock changes shall be conducted only by the landlord/manager. New locks may be requested for a fee.

Laundry Facilities:

Unless a single-family home, the laundry facilities shall only be used between the hours of 9am – 8pm daily. Personal belongings are left behind at your own risk. They may not be left in the laundry room(s) at any time. Each tenant(s) will have an allotted laundry day on the schedule to ensure fair use of the facilities.

Animals (pet policy):

No animals shall be permitted inside the rental or on the premises at **any time** unless the tenant(s) has/have authorization for the animal in writing from the landlord/manager. If the tenant(s) breaks the pet policy then he/she will be subject to having expenses drawn from their security deposit to cover “cleaning expenses” associated with pet ownership.

One of the owners is allergic to cats, so he cannot enter the residence unless it's professionally cleaned and free of all allergens. This includes cleaning the walls, floors, cabinets, counters, curtains, windows, and any surface that potentially came into contact with the animal. Tenant(s) agrees to remedy any complaints regarding the animal immediately, and to return the premises undamaged and in clean condition, free of odors or pests, at the end of their tenancy, and if not, to pay for restoring the property to its original condition. Tenant(s) will be subject to any noise complaints from the animals. There will be a 3 strike policy in place.

Pest Control:

Pests present serious health hazards to residents. Although we (the landlords) hold ourselves to certain cleaning conditions and standards, it is still possible that pests find their way into one of our buildings. We take specific measures to reduce risks of these pests wreaking havoc on our properties. If the tenant(s) is/are unable to get rid of them on their own, the landlord will be responsible for hiring a professional exterminator who will try to use non-toxic methods to eliminate them if possible.

Pest control, after the first thirty days of the term of this Lease, shall be the sole responsibility of the Tenant(s), including, without limitation, prevention and remediation. This policy is included in our company policies & procedures along with our rules and regulations. Tenant(s) must keep the Premises free of all pests, including without limitation, rodents, fleas, ants, cockroaches, gnats, flies, silverfish, bed bugs and beetles. Tenant(s) shall pay for all costs associated with remediating pests from the Premises and shall inform the Landlord at first sighting of any pests in order to avoid any infestation of pests. In signing this Lease, Tenant(s) has/have first inspected the Premises and certifies that it has not observed any pests in the Premises.

Mold:

It is generally understood that mold spores are present essentially everywhere and that mold can grow in most any moist location. Tenant(s) acknowledges the necessity of

housekeeping, ventilation, and moisture control (especially in kitchens, bathrooms, break rooms and around outside walls) for mold prevention. In signing this Lease, Tenant has first inspected the Premises and certifies that it has not observed mold, mildew or moisture within the Premises. Tenant agrees to immediately notify Landlord if it observes mold/mildew and/or moisture conditions (from any source, including leaks), and allow Landlord to evaluate and make recommendations and/or take appropriate corrective action. Tenant relieves Landlord from any liability for any bodily injury or damages to property caused by or associated with moisture or the growth of or occurrence of mold or mildew on the Premises. In addition, execution of this Lease constitutes acknowledgement by Tenant that control of moisture and mold prevention are Tenant's obligations under this Lease.

Default:

Should Tenant(s) default under any of the terms and conditions of this Lease, Landlord shall have any and all remedies available to Landlord under this Lease, at law or in equity, including, without limitation, (1) the right to re-enter and repossess the Premises pursuant to applicable laws, (2) the right to recover all present and future unpaid rent, damages, costs, and attorneys' fees, and (3) the right to recover all expenses of Landlord incurred in re-entering, re-renting, cleaning and repairing the Premises. Interest will begin accruing at 1% per month of a month's rent on any amount due and owing to the Landlord from the time that any such amount first became due and payable. Tenant(s) agrees to pay Landlord's reasonable attorneys' fees and costs in connection with any default by Tenant(s) and the same will be charged to Tenant(s) as additional rent and due immediately. If evicted, to the maximum extent permitted by law, Tenant(s) shall be responsible for all rent due for the balance of the Lease term, even though Tenant(s) may no longer be able to live in or use the Premises due to the eviction. Landlords may proceed against Tenant(s) either for eviction or for a money judgment, or both, either at one time or one remedy at a time, in any order.

Abandonment:

The Premises will be deemed abandoned if Tenant(s) defaults in rent payment, appears absent from the Premises, and there is reason to believe that Tenant(s) will not be returning to the Premises, as determined by the Landlord in its reasonable discretion. Should the Premises be considered abandoned, Landlord will take possession immediately, change all locks, and store Tenant's personal property items, at Tenant's expense (to the extent Landlord is required to do so by applicable laws). Landlords shall have no liability to Tenant(s) whatsoever in connection with the storage of any of Tenant's personal property. Tenant(s) shall indemnify, defend and hold Landlord harmless from and against any and all penalties, damages, fines, causes of action, liabilities, judgments, expenses (including, without limitation, attorneys' fees) or charges incurred in connection with or arising from Landlord's storage of Tenant's personal property.

Death/Disability During Lease:

If one of the Tenants under this Lease dies before the end of the Lease term, any remaining Tenants will have their tenancy terminated if they live in the same residential premises, but the other tenants may enter a new landlord and tenant relationship with the landlord, with the consent of the landlord, which consent must not be arbitrarily or unreasonably withheld. If the deceased Tenant is the sole Tenant under the Lease, a representative of the deceased Tenant may terminate this Lease by providing verified written documentation testifying to such Tenant's death.

Vehicle Maintenance:

Vehicle washing and repair shall not be conducted on the premises. Vehicles may never be parked in the yard of the Premises. Tenant(s) may not repair vehicles on the Premises, unless in an enclosed garage, if such repairs take longer than one day.

Cooking:

Cooking shall only be conducted in the kitchen. A barbeque outside is permitted. Tenant(s) shall never pour cooking grease or other damaging/obstructing objects down toilets, sinks or drains. Tenant agrees not to use a barbeque grill (or any other similar cooking device) inside the Premises or under any covered area (as carbon monoxide (CO) is a very poisonous combustion gas that cannot be seen or smelled, but can injure or kill individuals with little to no warning).

Weapons:

Tenant(s) shall not possess, use, or store deadly weapons in the rental or elsewhere on the premises, including firearms. Tenant(s) **shall only** possess firearms with proper licensing, and must store it safely and adequately secured with his/her belongings.

Maintenance:

Maintenance requests must be made in writing and the proper form must be submitted via [Maintenance Request Form](#). Tenant(s) is/are liable for all expenses incurred that are a result of tenant(s) misuse or neglect, including that done by guests and visitors.

Plumbing:

Tenant(s) shall report all drips and leaks immediately to the landlord/manager. Tenant(s) is/are liable for all expenses or repairs resulting from tenant stopping of waste pipes or overflow from sinks, tubs, toilets, showers, washbasins or containers. Even the smallest drip from a faucet can result in hundreds or even thousands of dollars of damage. A "runny" toilet can also result in overage charges for water use.

Tenant(s) shall be held responsible for all costs related to Landlord's repair or maintenance of any plumbing stoppage or slow-down caused by Tenant(s), whether accidental or purposeful. Tenants agree not to place into any drain lines non-approved substances such as cooking grease, sanitary napkins, diapers, children's toys or other similar objects that may cause a stoppage. Tenants shall notify Landlord of any plumbing leak or slow drainage within 24 hours to avoid additional damage charges. Landlord shall use all reasonable efforts to remedy the plumbing problem. Tenants shall only use a plunger to attempt to fix a slow or stopped drain, and not pour chemical (example: Drano ®) or other drain cleaners into any stopped or slow drains. Tenant(s) shall also be responsible for any plumbing system freeze-ups occasioned by Tenant's negligence.

Vandalism/Illegal Activities:

Vandalism of any kind will not be tolerated. Any tenant(s) or guest who vandalizes the rental or grounds in any way is liable for criminal prosecution. Tenant(s) is/are liable for all expenses associated with returning the premises to their proper condition. Illegal activity of any sort will not be tolerated. All illegal activities will be reported to the proper authorities and will result in immediate eviction. Any issues with a nearby tenant in the same complex we own, then please submit a [Complaint Form](#).

Tenant shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant(s) to grow or produce cannabis on or about the Premises. Tenant's violation of this rule shall be an immediate and incurable default of this Lease and shall be cause for eviction.

Premises Use:

The Premises are to be used only as a residence by the **Tenant(s)** who have signed this Lease. **NO OTHER PERSONS MAY LIVE AT THE PREMISES WITHOUT THE LANDLORD'S PRIOR WRITTEN PERMISSION**, which may be given or withheld in Landlord's sole and absolute discretion. **Guests** may only stay for up to two weeks (14 days) and must abide by all applicable terms and conditions of this Lease, including any rules and regulations applicable to the Premises. **Guests** are considered a **roommate** when he/she stays for more than 2 consecutive weeks. **Tenant(s)** or **Guests** or **Roommates** shall not use the Premises, nor any neighboring premises, for any illegal purpose, or for any other purpose than that of a residence. **Tenant(s)** agrees to comply with and abide by all federal, state, county and municipal laws and ordinances in connection with Tenant's occupancy and use of the Premises. No alcoholic beverages shall be possessed or consumed by Tenant(s), or Tenant's family, visiting friends, dependents, guests, licensees or invitees, unless the person possessing or consuming alcohol is of legal age. No illegal drugs or controlled substances (unless specifically prescribed by a physician for a specific person residing or present on the Premises) are permitted on the Premises. **Tenant(s)** agrees to refrain from using the Premises in any way that may result in an increase of the rate or cost of insurance on the Premises. No hazardous or dangerous activities are permitted on the Premises.

Absolutely no excessive drinking, illegal drug use, public disturbances, physical abuse, verbal abuse, threats, or unauthorized pets, firearms, or smoking is permitted on Premises. Any violations of the foregoing paragraph shall be an immediate and incurable default of this Lease and shall be cause for eviction.

No trampolines, pools, satellite dishes, TV antennas, air conditioners, spas, swing sets, or other similar features shall be added to the Premises by Tenant unless express written permission is given by Landlord, which permission may be granted or withheld in Landlord's sole and absolute discretion.

Care of the Premises

Tenant(s) agree to care for the Premises and keep it in a good, neat and sanitary condition. Tenants shall keep garages, decks, porches, and other personal areas clear of trash, rubbish, and other junk, as determined by the Landlord. Trash shall be placed in approved receptacles only and may not be left outside for any amount of time, including on decks or porches. Tenant(s) shall report all building damage, water leaks, or other maintenance issues immediately to the Landlord via the [Maintenance Request Form](#) or will be held liable for the costs of repairing any unreported damage. If the need to repair is caused by Tenant(s) or Tenant's family, visiting friends, dependents, guests, licensees or invitees, the Landlord may make the necessary repairs and the cost of which will be treated as additional rent to be paid by the Tenant(s) upon notification of amount. Failure to pay costs of repairs will be treated as additional rent payable by Tenant(s) and due immediately.

Additionally, Tenant(s) hereby agrees as follows:

1. Tenant(s) agrees not to affix any structures to the Premises including, but not limited to, antennas, satellite dishes, or signs, without prior written consent of the Landlord, which may be granted or withheld in Landlord's sole and absolute discretion.
2. Tenant(s) agrees not to use a barbeque grill (or any other similar cooking device) inside the Premises or under any covered area (as carbon monoxide (CO) is a very poisonous combustion gas that cannot be seen or smelled, but can injure or kill individuals with little to no warning).
3. Tenant(s) will maintain water heater temperature at no more than 120 Degrees Fahrenheit.
4. Tenant agrees to give immediate notice to the Landlord of any fire, flood, or other damage to or within the Premises. If the Premises is damaged and the Premises rendered uninhabitable, the rent shall cease until such a time as the Premises has been repaired or Landlord shall have the option of terminating this Lease upon five (5) days' prior written notice.
5. Tenant(s) agrees not to store boats, RVs, waterbeds, firearms, equipment, hazardous materials, paints, fuel, chemicals, waste, and non-usable items, including non-operating vehicles, in or around the Premises without prior written consent of Landlord, which may be granted or withheld in Landlord's sole and absolute discretion.

6. Vehicles may never be parked in the yard of the Premises. Tenant(s) may not repair vehicles on the Premises, unless in an enclosed garage, if such repairs take longer than one day.

Common Areas:

Tenant(s) shall not keep personal belongings in common areas or obstruct halls, stairways, elevators, laundry rooms, or other common areas. Any issues with a nearby tenant in the same complex we own, then please submit a [Complaint Form](#).

Roof:

Tenant(s) shall not be permitted on the roof of the property at any time

Carpets:

Carpets must be professionally cleaned. The landlord/manager will arrange for carpets to be professionally cleaned after tenant(s) vacates at tenant's expense if there is damage done. Such damage can consist of stains, rips/tears, or foul smells. If a tenant would like carpets cleaned during tenancy, they must contact the landlord/manager.

Storage:

Tenant agrees not to store boats, RVs, waterbeds, firearms, equipment, hazardous materials, paints, fuel, chemicals, waste, and non-usable items, including non-operating vehicles, in or around the Premises without prior written consent of Landlord, which may be granted or withheld in Landlord's sole and absolute discretion.

Inspections:

Routine inspections of the premises will be conducted with proper notice.