



PHERSONS KELLAN ESTATES PROPERTY RULES AND

REGULATIONS

I. SANITATION AND GARBAGE

- A. Tenant shall maintain their unit so as to be clean and free of accumulations of garbage.
- B. Garbage shall be disposed of in the on-site containers designated for that purpose. Large boxes and containers shall be broken down so as not to consume too much space in the containers.
- C. No hazardous substances may be disposed of in the on-site garbage containers.
- D. No physical items should be placed on the curbside for garbage disposal without owners approval.
- E. If an item is dumped on the curbside without owners approval and consent and fees are issued for the dumped items whether it was issued by the owner for assistance in the disposal of the items or the city for removal the fee would be passed on to the tenant as a charge and will thereby be the responsibility of the tenant.
- E. Please search what should be disposed in recycle bins and trash cans any items outside of what can go in either containers and caused a fee/fine associated by the city would charge to the tenant more than one violation can result to a breach of lease contract

II. CONDUCT IN PREMISES AND COMMON AREAS

- A. No clothing, curtains or other items shall be hung from, or out of windows.
- B. The sidewalks, entry passages, halls, and stairways shall not be obstructed, or used for any purpose other than that of ingress and egress, no personal belongings shall be stored in this area. Bicycles shall be parked in the designated area.
- C. Tenant shall not create, or permit his/her guests to engage in or create, any noise, sound, activity or conduct that a reasonable person would deem likely to annoy or disturb other Tenants, while in the rental unit itself or the common areas and/or parking facilities. Extra care should be taken to be quiet between the hours of 10pm – 8am.

III. USE OF THE PREMISES AND COMMON AREAS

- A. Tenant is responsible for keeping his/her rental unit secure. Except to the extent provided by law, the landlord is not responsible for the illegal acts of others, including burglary or theft.
- B. Tenant shall immediately notify the Landlord if any door or window lock in his/her unit becomes unserviceable.
- C. Nothing shall be thrown out of, or allowed to fall from, the windows, doors, balconies, or stairs of the building.
- D. During absences by Tenant, Landlord and his/her agents will not provide access to other persons, known to Landlord or not, unless requested to do so by Tenant in writing.



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E. Tenant shall not use or store gasoline, cleaning solvents, or other combustible substances in the rental unit, or in any on-site parking facility or storage spaces.

F. Tenant shall not use barbecues, grills, or other outdoor cooking equipment indoors, or use them outdoors in such a way as to create a fire hazard or substantial risk of damage to the rental unit, rental property or common areas.

G. No bicycles, play equipment, children's toys, or other belongings shall be left in the common areas unattended.

H. No equipment or appliances may be moved within or from the premises; they must remain in their original location.

I. Proper care shall be taken when using the onsite laundry facilities, including the removal of lint prior to and after use. Tenant shall use the laundry facilities at their own risk and Landlord shall not be responsible for any injury, theft or damage caused to the Tenant or their belongings resulting from said facilities. Use of the laundry facilities is a privilege that may be revoked at any time. No personal items should be left unattended in the laundry area if items is left unattended for 5 days without owner being notified owner has right to dispose of the item no matter the price, ownership or sentimental value the item holds.

J. No smoking or pets allowed in, or around the premises at any time, including exterior and/or common areas. K. Tenant shall accompany their guests at all times. Tenant is responsible for any actions of their guests and guests must abide by all rules and regulations in the Lease Agreement and contained herein.

IV. MAINTENANCE AND ALTERATIONS

A. Tenant shall notify Landlord of any necessary repairs to the premises as soon as possible after their discovery, including faucet/toilet/shower drips and leaks. Tenant shall not make maintenance requests of maintenance personnel or workmen.

B. Tenant shall not paint, wallpaper, alter or redecorate; change or install locks; install or have installed by anyone else an antenna, satellite dish, cable TV or related wiring or any other equipment without Landlord's written permission. Tenant shall not use screws, fastening devices, large nails, or adhesive materials (including Contact-type paper), place signs, advertisements, or other exhibits, on or in any portion of the premises without the written consent of the Landlord.

C. Decorations shall be installed in such a way as not to damage substantially, the walls, floors, and carpets. No decorations shall be installed on, or from ceilings, doors, windows, their frames, or any existing cabinetry. Window coverings shall be restricted to those provided by Landlord and already existing in the unit at the time entering into this rental agreement. Under no circumstances shall aluminum or other metal foil, newspapers, tarps, cardboard or any other



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such items can be used as a window covering.

D. Tenants shall not cut or use sharp objects directly on the countertops.

E. Tenants shall keep drains free and clear of things that tend to cause clogging, including, but not limited to, food, hair and grease. Pouring of grease into sinks or other interior plumbing on the leased premises is prohibited. Grease shall be disposed of in the trash within a proper container. Maintenance or repair work as a result of clogged drains will be charged to the Tenant and property loss due fire, storm or unforeseen damages to personal belongings (apartment -rental insurance is strongly advised)

E. Maintenance circumstances that are caused by unattended supervision and improper care these fees will be charged to the tenant once not deemed for wear and tear.

No pets are allowed in unless approved by the owner, signed pet policy agreement and fees/terms are met.

V. MOVE-OUT PROCEDURES

A. This Lease automatically converts from a Term Lease to a Month-to-Month Lease. Tenant must give a thirty (30) day **written notice** to the Landlord of Tenant's intention to surrender the apartment. The date of move-out provided on 30 day notice must be a minimum of 30 days from date notice is given and must not be prior to the end of the term of lease.

B. Tenant shall have all floors professionally cleaned upon vacating and provide a receipt to the Landlord of such service. C. A list of Cleaning Required for Return of Security Deposit will be provided to Tenant.

VI. PARKING AND VEHICLES

A. No vehicle may be parked anywhere but in a designated parking space. Tenant's guests may park only off the premises. No disabled or unregistered vehicles or vehicles with expired registration shall be parked on the premises, nor may any vehicle be parked in designated fire lanes. Such vehicles will be towed to a storage yard at the vehicle owner's expense. B. The parking lot is a one-way passage with a speed limit of 5 mph. Cars shall be parked head-first to the curb.

C. Parking spaces may not be used for storage.

D. No car washing, changing of oil or other vehicle fluids, installation of oil or other fluids, or vehicle repairs of any kind shall be conducted on the premises, parking areas, or driveways.



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"Portions of this policy have been adapted from guidelines established by Turbo Tenant, a leading property management solution provider. We acknowledge and thank Turbo Tenant for their industry expertise and standardized policy frameworks that have informed the development of this document.