



RULES AND REGULATIONS MADE PART OF RENTAL AGREEMENT

The following rules and regulations are incorporated in and made part of rental agreement entered into between the above-named tenant(s) and the undersigned Owner/Agent for the Owner on the date set forth at the conclusion of these rules. Tenant is requested to acknowledge reading and understanding of each rule by initialing the same, but the rules are in effect as part of the lease in any event.

1. ____ Tenant shall pay before delinquent all utility charges applicable to the rental property except those which may, in the case of an apartment complex, be paid by the owner.
2. ____ Should the Owner/Agent cause an eviction notice to be served on a tenant, tenant shall pay filing and service fees and costs, in addition to the delinquent rent, in order to obtain dismissal of the eviction proceedings. If tenant fails to give a full month's notice of termination, tenant owes the following month's rent, unless the property is rented to another before the following month begins.
3. ____ The final month's rent must be paid when due and security deposit balance due tenant will be rebated with 14 days of vacating premises. If an additional amount is due from tenant to owner, tenant shall pay that difference within the same 14 day period.
4. ____ All notices to the Owner/Agent shall be in writing and submitted to the Owner/Agent for acknowledgement.
5. ____ Tenant SHALL NOT have a pet(s) in or on the premises at any time.
6. ____ Tenant SHALL NOT allow a trampoline to be located or used on the property at any time as a condition of this lease.
7. ____ Tenant may not change, modify, or add locks to the property without first obtaining written permission from Owner, and further must supply keys to any new or modified locks to Owner. Owner reserves the right to employ a locksmith at tenant's expense to make duplicate keys should this condition not be met.
8. ____ Property is to be vacated in a neat and orderly fashion with all appliances and fixtures cleaned, carpeting vacuumed and garage completely cleared of debris. Owner's expense from failure in this respect will be charged to the rent deposit to the extent the deposit is available; tenant to be liable for the remainder. Any property left in or about the premises upon abandonment of the premises or termination of the lease may be removed and either discarded, sold at public auction, or stored at the expense of the tenant. Failure to return all keys by end of business day on the last day of the month will continue possession of property until such time as all keys are returned to Owner/Agent.
9. ____ Tenant is encouraged to obtain RENTERS INSURANCE as a means for protection of personal possession.
10. ____ Satellite Dish not allowed.

Tenant

Date

Tenant

Date

Owner/Property Manager

Date