

HOUSE RULES AND REGULATIONS

ADDENDUM A

In addition to the terms and conditions of the Lease Agreement, Lessee shall observe and abide by the following Rules and Regulations. This list of Rules and Regulations is an addendum to the Lease Agreement and will be enforced according to the terms and conditions in the Lease Agreement. Landlord expressly reserves the right to amend the Rules and Regulations upon thirty (30) days notice to Lessee.

Lessee agrees to inform guests, invitees, visitors and others on the premises about all the relevant lease provisions, including Rules and Regulations, and shall be responsible for the violation of any guest, invitee, and visitor. Lessee shall pay all fines and damages resulting from violation of the Lease provisions, Rules and Regulations.

1. Lessee shall not change or add locks or other security devices without the prior written consent of the Landlord. One electronic key will be provided to each Lessee and one mail box key per apartment.
2. Lost keys: If Lessee loses a key, a new key will be provided. Lessee will be responsible to pay \$20 for the cost of replacing each key and re-keying all compromised locks.
3. Lockouts: Lessee will be charged a minimum service fee of \$25 each time to unlock the door.
4. Lessee shall maintain a minimum temperature of sixty degrees in the leased premises at all times, in order to protect the premises from frozen pipes or other damage. Lessee shall be liable for all damages, which occur as a result of violation of this rule.
5. Lessee shall not place or store any items in hallways, common areas, inside or out. **All fire doors and hallways must be kept free for egress.**
6. Lessee shall not interfere in any manner with the heating, lightning, fixtures, smoke detectors, sprinkler system, run extension cords, or electrical appliance in violation of any applicable building, fire or safety codes.
7. Lessee will not use the fire sprinkler heads to hang, tape or tie any object, in any part of the building.
8. Lessee shall not disable smoke detectors. BIPS means smoke detector just needs a new of back-up battery. Slide the small cover & remove battery, the BIP will stop shortly. DO NOT un-screw it from the ceiling, or disconnect it. The detector will still function without the back-up battery, except in case of a power outage. Lessee SHALL inform Landlord immediately if smoke detectors malfunction or need battery replacement.
9. Lessee will be responsible to replace burned out light bulbs inside the bedrooms. For FIRE SAFETY REASONS, **LIGHT BULBS CANNOT EXCEED 75 WATTS (incandescent) IN TRACK LIGHT OR DESK. DO NOT USE FLUORECENT BULB in bedroom track lights.** Landlord will be responsible to replace burned out light bulbs in hallways, common areas and exterior of the building.
10. Candles will be allowed only inside a stable non-combustible containers. Candel container maximum height shall be 1 ½ times the diameter (or side) of the base. OPEN CANDLES are not allowed.
11. Lessee will not put nails, stickers, adhesive labels, tape, gum, etc., on any surface anywhere in the premises.
12. Lessee shall only use the Garbage Disposal only as intended. The kitchen garbage disposal should not be used to dispose such things as string, banana peels, seeds, bones, bottle caps, cigarettes, **glass** or items which may jam, clog or interfere with proper functioning of plumbing. ALWAYS turn on the water while running the disposal. There will be a \$35 minimum charge for repair or replace damaged garbage disposals.
13. Lessee shall not flush down toilet feminine hygiene products, bar soap, rags, rubbish, grease or items which may clog or interfere with proper functioning of plumbing. Lessee shall immediately notify Landlord if plumbing is not functioning properly.
14. Lessee must be placed All Garbage inside plastic bags before is disposed in the dumpster. Dumpster and garbage enclosure doors must be kept closed all the time.
15. Recyclable items must be place in the proper receptacles outside, and according to the City of Ann Arbor guidelines. Lessee is responsible for cleaning up litter, bottles, and other debris in the common areas inside the unit.
16. Lessee shall maintain the laundry areas in clean, lint-free condition. Lint and litter must be disposed in trash containers. Lessee shall use the washers and dryers according to the instructions provided, *including using the appropriate type of soap in the washers.*
17. Lessee shall only use NON FAMING SOAP specifically sold for the use in dishwasher.
18. Lessee shall not prop open any exterior or fire doors, except for the move-in and move-out period, when necessary. Hallways and fire doors must be kept clear for egress at all times.
19. Lessee shall not install loft beds or waterbeds in the leased premises at any time. Lessee shall not move furniture to another room or remove any furniture provided by the Lessor from the unit without prior written authorization. Lessee shall not move beds or sofas to other rooms; Lessee shall be liable for all damages, which occur as a result of violation of this rule.
20. Lessee will maintain the leased premises according to commonly accepted housecleaning practices. This includes, but is not limited to, regularly emptying garbage, and re-cycling containers, vacuuming, and cleaning floors, counters, cupboards, kitchen appliances and bathroom fixtures in order to prevent insects, pests and vermin.
21. **Cleaning Service does not include, emptying garbage, removing recyclable items or dish washing. Kitchen and Bath Counters must be clear of laundry, pots, plates, glasses, etc, before cleaning begins. IF Kitchen and bathrooms that are not clear, they will not be cleaned.**
22. Parking spaces are reserved for those tenants who have leased them from the Landlord through a separate parking contract. Tenants shall not sublet reserved parking spaces from or to others at any time. All tenants, their guests, licensees and/or invitees who park in other tenants' reserved spaces will be towed at their own cost. Parking blocking access to parked vehicles or the Rubbish container, on the lawn or the driveway is prohibited at all times. Violators will be towed at their own expense.
23. Lessee shall respect their neighbors' right to a peaceful and quiet environment. Loud music, parties, other-disruptive activities are expressly forbidden between the hours of 11:00 pm and 7:00 am and at other times as requested by other residents.
24. Internet Usage: Lessee must arrange for their Internet service with **Comcast**. Every user is responsible to insure their computer

is virus free. Every user is responsible for the service and maintenance of his or her own system. Landlord exercises no control over the content of the information passing over the system or network. Lessee is fully responsible for the privacy of, content of and liability resulting from his or her own communications. Landlord makes no warranties of any kind for the Internet service. Landlord disclaims any warranty of merchantability or fitness for any particular purpose. Landlord will not be responsible for any damages that Lessee suffers or inflicts on others, including but not limited to loss resulting from computer viruses, delays, non-deliveries, mis-deliveries, service interruptions for any reason or cause. Lessee specifically agrees not to interfere with or disrupt other network users services or equipment, distribution of spam, violations of Usenet news etiquette, proposition of computer worms or viruses, using the network to make unauthorized entry into other machines or for the commission of any crime. Landlord specifically reserves the right to modify access if it becomes aware of any Lessee violations. Landlord shall not be liable for or responsible for any loss, damage or expense that Lessee may sustain by reason of any change, failure, interference, disruption or defect in the supply or character of the service. **Comcast** is your internet provider. Lessee shall not be entitled to any rent abatement for any change, disruption, interference, disruption, defect, unavailability, or unsuitability in your **Comcast** service.

- 25. Bicycle shelter: Bicycle storage will be provided outside the building. Open and covered racks are provided at no charge. *Bicycles are not allowed to be stored in bed rooms, hallways, common areas, or any where inside the buiding. A \$50 fee will be assessed if a bicycle is found to be inside the building.* Lessee also shall be liable for all damages, (walls, doors & carpets) which occur as a result of violation of this rule.
- 26. **No PET** is allowed in the building. **A \$500 fee will be assessed if a PET(s) is found to be inside the building.** Lessee also shall be liable for all damages as well as remediation cost (walls, doors , carpets, air ducts etc) which occur as a result of violation of this rule.
- 27. Landlord will not be responsible for theft or damage to residents' personal property.

Landlord/Agent Date

Lessee Date

Lessee Date

Lessee Date

Lessee Date

Lessee Date

Lessee Date