

Aggieland Property Management

Tenant Rules & Regulations

- 1) Keep yards and garbage areas clean and free of pests. If care of yard is the responsibility of the Tenant and Tenant fails to keep yard adequately cut during that season of the year, at Property Manager's sole discretion, Property Manager may have the yard cut and bill Tenant the amount of said cutting.
- 2) Tenant shall keep from making loud noises and disturbances, including the playing of music by any means of reproduction that would result in the disturbance of other tenants or neighborhood residents.
- 3) To park motor vehicles in assigned spaces and keep the space clean of oil drippings. Not to repair motor vehicles owned by Tenant or others on the premises (unless in an enclosed garage) if such repairs will take longer than a single day. Not to leave any non operative vehicles on the premises or adjacent streets; any such vehicle may be towed away by Property Manager after 30 days, and Tenant will be billed for towing charges.
- 4) Property Manager will furnish one set of keys for each outside door lock to the residence. All original keys and key copies must be returned to Property Manager upon termination of the occupancy. Failure to return the original keys will result in a charge of fifteen dollars (\$15.00) per key set and fifty dollars (\$50.00) per lock to change locks. If Tenant is locked out of premises during normal business hours, Tenant can request a spare key from Property Manager to unlock premises only. Tenant must return the spare key immediately. If the key is not returned immediately, Tenant will be charged a lock-out fee of \$150.00. If Tenant is locked out of premises after normal business hours and requests an emergency maintenance call to be let in by Property Manager, Tenant agrees to pay a lock-out fee of \$50.
- 5) NOT to replace any locks without Property Manager's permission, and if so done, to provide Property Manager with a key to all locks immediately. Tenant shall have no lock to which owner does not have a key (including bedrooms).
- 6) Not to keep any liquid filled furniture in this dwelling, including water beds.
- 7) To pay rent by check, cashier's check or money order made out to Property Manager. If Tenant has two returned checks during the term of this Agreement, then all rent payments thereafter must be made with "certified funds."
- 8) To pay for all repairs caused by damage of Tenants, their family or invitee, and any loss due to negligence or misconduct. This shall include, but not be limited to glass breakage, storm window damage, window screens, water damage, pet damage, screw and nail holes, etc.

Date: _____ X _____ X _____ X _____ X _____

- 9) Tenant shall make Property Manager aware immediately of any needed repair that could cause material damage to the premises. If damage is determined to be caused by Tenant(s) and not within normal wear and tear guidelines, Tenant(s) will be responsible for full cost of repair or replacement.

- 10) Tenant(s) agree to monitor the cleanliness of all air filters for any systems providing climate control such as central heating and air conditioning and window air conditioning. Tenant(s) agrees to purchase filters if needed and replace filters as needed or every thirty (30) days, which ever comes first. If Tenant(s) fail to maintain a clean filter Tenant(s) will be charged for an inspection of the unit and the cost of repairs that occur due to neglect of the filter system. The cost of repair(s) will be paid from security deposits first and if any balance remains the Tenant(s) will be charged the remaining balance.

- 11) Tenant(s) agrees not to dispose of any liquids or solids in the drain system that are not water based or are not intended to be disposed of through a normal household drain system. Tenant(s) agree to refrain from disposing of cooking grease or any materials used for cooking in any drain in the house. If Tenant(s) does not adhere to this rule, Tenant(s) will be held responsible for the cost of repairs. The cost of repair(s) will be paid from security deposits first and if any balance remains the Tenant(s) will be invoiced and responsible for paying to Property Manager the remaining balance.

- 12) Tenant(s) agrees to not make any alterations to the property without prior written request to Property Manager and written consent from Property Manager. Alterations include but are not limited to painting, changing light fixtures, changing flooring, changing appliances, changing window dressing, etc. Tenant(s) agrees that all alterations approved by Property Manager will be restored to the original condition or better prior to moving out. Any alterations involving electrical, plumbing, central heating and air conditioning must be performed by a licensed and bonded contractor specializing in the system being altered or by the Property Manager's approved list of maintenance people. Tenant(s) will be responsible for contracting with and paying for the work performed by the contractor or Property Manager's maintenance personnel. Tenant(s) must submit a copy of contractor's invoice within 7 days after completion of approved alteration showing completion of work. If Tenant(s) does not adhere to this rule, Tenant(s) will be held responsible for the cost of restoration to original. The cost of restoration will be paid from security deposits first and if any balance remains the Tenant(s) will be invoiced and responsible for paying to Property Manager the remaining balance.

Date: _____ X _____ X _____ X _____ X _____

13) If property does contain battery operated smoke detector(s), Tenant agrees to test all smoke detectors within one hour after occupancy and inform Property Manager immediately if detector(s) is not working properly. Tenant understands that in order to test the smoke detector(s), it is necessary to push the "push to test" button on the detector for at least five (5) seconds. To be operating properly, the alarm will sound when the button is pushed. It is further agreed that Tenant will be responsible for testing smoke detector(s) at least once every month. If there is not sound after performing the test, Tenant agrees to inform Property Manager immediately in writing of any deficiencies. Tenant understands that if said smoke detector(s) is battery operated, it shall be the Tenant's responsibility to insure that the battery is in operating condition at all times. If after replacing the battery, smoke detector(s) will not operate, Tenant must inform Property Manager immediately in writing.

14) If the property does include an alarm system, Tenant completely understands that Property Manager and/or Owner of the property make no real or implied guarantees that this alarm system provides safety and security. Tenant may use the alarm system as part of the leased property but agrees to hold Property Manager and/or Owner harmless of any claims that may arise from use, non-use, or malfunction of this alarm system. If alarm system is battery operated, Tenant is responsible for periodic checks of batteries and replacement when necessary. If alarm system has option of being monitored, Tenant assumes responsibility for contacting the company responsible for monitoring and paying for these charges. Property Manager does not claim to have knowledge of the use of alarm system. Tenant assumes full responsibility for calling the alarm company and obtaining instructions on the use of the system. If alarm system requires periodic service or repair service Tenant assumes responsibility for making sure that the service is performed and completed.

_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date