

Rules and Regulations

Exterior Furniture: Upholstered furniture, tables, lamps, chairs, carpeting, beds and any other items which is not intended or designed for outdoor use shall not be placed or stored on exterior porches, balconies, decks, landings, roofs, or other areas exposed to weather, or permitted to remain there. LESSEE acknowledges the City of Ann Arbor Housing Code prohibits such activity and that the City may remove offending furniture at lessee's expense. LESSEE agrees to reimburse Landlord for all costs associated with violations of this paragraph and code and agrees that any such costs may be charged as additional rent.

Other Furniture: No waterbeds are allowed. If any furniture is provided by the Landlord it may not be removed from any part of the leased premises or building by the Resident. All furniture, if any, must be permanently retained in the leased premises unless otherwise agreed to by Landlord. LESSEE will be charged replacement costs for any furniture damaged or missing at end of lease.

Roofs, Grills and Combustibles: Roofs are not recreations or storage areas. LESSEE agrees to stay off roofs. LESSEE will not store or use combustible items by appliances, on exterior porches or roofs, including grills. Grills are to be used a minimum of ten feet from the house and porches. Gasoline or other kerosene products are never to be used in fireplaces or stored by furnaces, other appliances or on porches. LESSEE agrees to comply with the City of Ann Arbor Fire codes and safety ordinances. LESSEE agrees to pay fines for violation of said ordinances and laws and to reimburse Landlord for the time and money spent resolving each violation. LESSEE agrees not to go on the roof of the property for any reason at any time. Violation of this rule by LESSEE or LESSEE's guests may result in an inspection of the roof by a Roofing contractor. Any related costs will be at the LESSEE's expense.

Air-conditioning Units: Portable air conditioner units must be approved by the landlord prior to installation, and they must be professionally installed to avoid damage to the premises, at the expense of the LESSEE. When Landlord is paying for electricity, they are prohibited without Landlord approval and a \$25 per month ac unit charge may be assessed.

Lightbulbs & Smoke Detector Batteries: LED bulbs have been installed in your unit. LESSEE agrees to change light bulbs in all lighting fixtures in the demised premises during the Lease term, and to leave working light bulbs in all lighting fixtures at the end of the Lease term. Landlord will supply and maintain working smoke detectors and batteries at move in. LESSEE agrees to not tamper with smoke detectors in any way, including removing batteries or disabling the smoke detectors. Replacement of smoke detectors that have been tampered with are at the LESSEE's expense. Please notify our office immediately if your smoke detectors are not working properly. Should landlord find a smoke detector down or missing LESSEE will be charged for installation and replacement cost said smoke detector(s).

Garbage & Recycling: LESSEE is responsible for taking their garbage and recyclables out to the curb each week for City pick-up. In multi-units, this is done by maintenance personnel. LESSEE shall make separate and prompt arrangements for excessive garbage pick-up and for removal of furniture and other household items belonging to the LESSEE, such as couches, appliances, computers, etc. Except for the day of pick-up, these items will not be stored in the yards or on porches, patios, walkways, driveways or lawn extensions of the premises. A fee may be assessed if maintenance personnel do this for the LESSEE.

Party Trash & Community Standards: LESSEE agrees to be responsible for the behavior of their guests and any damage resulting therefrom. Zero tolerance will be practiced by Arbor Maintenance, Inc. for party trash left in our yards. If you have a party and debris is left over, Arbor Maintenance will clean a mess without warning for \$75/man hour. It is the LESSEE's responsibility to keep their yard tidy and clean of ALL debris. LESSEE acknowledges that the City of Ann Arbor Codes prohibit such activity. LESSEE agrees that any such costs may be charged as additional rent. A \$100 administrative fee may be charged to the LESSEE for any ticket we have to take care of for you, along with any additional legal court fees.

Locking Out Of Unit: Anytime Landlord is in LESSEE's apartment or house, Landlord will lock all exterior door locks when leaving (interior locks where maintenance was requested that were locked when they arrive where LESSEE is not home). LESSEE should, when leaving the rental unit, lock all doors. If LESSEE is locked out of the premises, the Landlord's lockout service will only unlock the door after the appropriate fee has been paid and proper identification has been provided (must be signatories on the lease). Lockout service is not a right, but a service provided by the Landlords for an additional fee and is based on availability of staff. Additional keys may be obtained from the Landlord's office for a charge of \$5 per key during normal business hours. A "locked out" fee will be charged of \$45. *Please use the lockout service rather than breaking into your unit. The cost of repairs to damaged doors and windows is always greater and will be at LESSEE's expense.*

Satellite Dishes / Cables: Prior written consent of the Landlord is required for any holes drilled or satellite dish installed on the premises and must comply with City of Ann Arbor codes. Damages from installation to roofs and premises will be at the LESSEE's expense.

Walls, Ceilings, Hardwood Floors: LESSEE agrees not to varnish, paint, paper or decorate any walls, floors, doors, woodwork or cabinets without written permission of LESSOR. If the leased premises have hardwood floors, the residents keep floors clean and free of dirt or grit that could ruin the finish of the floor, agrees not to drag furniture or heavy objects across the floors, and to wash and wax the floors as necessary to maintain their condition and finish.

Garbage disposal: LESSEE agrees not to put large or hard items in the garbage disposal, i.e. carrot peels, potato peels, bottle caps, etc. LESSEE will be charged \$65.00 per each occurrence for misuse.

Toilets: LESSEE agrees to use toilets only for their primary purpose, and never to dispose of sweepings, rubbish, rags, garbage, sanitary napkins or other items likely to clog them. LESSEE agrees to purchase a plunger and attempt to unclog toilet before calling

Rules and Regulations

maintenance. Any damage or unclogging expense likely occasioned by such misuse will be paid for by LESSEE at the actual charge per occurrence.

Shower Curtains: LESSEE must provide and use a shower curtain in each shower. Any damage because of not doing so will be the sole responsibility of the LESSEE.

Common Areas: 1. LESSEE agrees that they shall be liable for any damages to the common areas including laundry machines, appliances, walls, windows, carpet, exterior porches, siding, and sidewalks, yards, bushes, trees, benches and lighting on the premises rented to the LESSEE. This applies to multi-unit properties. 2. LESSEE agrees not to obstruct entrances, public areas, stairs, exits, driveways, walks and fire escapes. 3. Nor shall person property of any kind be placed or kept outside of the leased premises

Equipment: LESSEE agrees not to operate or interfere with any controls (outside of their own apartment) of the building's heating, lighting, air conditioning, laundry or other equipment, and will not enter the boiler room. **Heating Heating of Unit:** LESSEE shall always keep the leased premises sufficiently heated to prevent the freezing of water lines in the leased premises. LESSEE agrees to not set the temperature lower than 62 degrees. If any water lines in the leased premises freeze and break, residents shall be liable for all damages to the leased premises and/or property due to LESSEE's negligence.

Cleaning: It is the LESSEE's responsibility to keep the unit clean. LESSEE shall remove any visible moisture accumulation in or on the leased premises, including on walls, windows, floors, ceilings, cupboards, closets, and kitchen and bedroom fixtures; mop up any spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom, if provided, when necessary; and keep climate and moisture in the leased premises at reasonable levels. LESSEE shall clean and dust the leased premises regularly and shall keep the leased premises, particularly the kitchen and bath, clean always. LESSEE shall promptly notify the Landlord, in writing, of the presence of any of the following conditions: A water leak; excessive moisture or standing water inside the leased premises or any common area; Mold growth in or on the leased premises that persists after the LESSEE has tried several times to remove it with household cleaning solutions such as lysol or Pine Sol disinfectant, Tilex Mildew Remover, Clorox or a combination of water and bleach; (It is suggested that when using cleaners that you wear rubber gloves and eye and eye goggles as well as long sleeve shirts, pants, shoes and socks. LESSEE shall be liable to Landlord for damage sustained to the leased premises or to LESSEE's person or property because of LESSEE's failure to observe the CLEANING clause of the lease. Non-observance of the CLEANING clause shall be deemed a material breach of the lease and the landlord shall be entitled to exercise all rights and remedies it poses as provided by law. Cleaning in between leases is not provided when LESSEE renews for additional year and does not vacate the premises, if provided, is at the LESSEE's expense.

Insects/Rodents: LESSEE shall have the sole responsibility of exterminating any insects, rodents or other pests (except wood-eating insects such as termites, carpenter ants, etc.). Where infestation exists in two or more units or in common areas of a multi-unit building, however, landlord shall be responsible for extermination. LESSEE's responsibility for extermination shall begin 30 days after the LESSEE has taken possession or the state of the lease, whichever is, provided the unit was free from insects/rodents upon commencement of LESSEE's occupancy.

Other:

Occupancy & Sleeping Rooms: The city occupancy for this unit is _____ persons/unit. The following areas are not considered sleeping rooms: _____

LESSEE's Initials:

_____	_____
_____	_____
_____	_____
_____	_____