



# RULES AND REGULATIONS



1. **CONDUCT:** Nothing shall be done in or about the premises which shall interfere with the rights, comforts, or convenience of other LESSEES. No musical instrument, radio, television, phonograph, or vacuum cleaner shall be operated in a manner that is disturbing or annoying to other LESSEES of the building(s). Nor shall any disturbing noise be made at any time.
2. **CLEANING, TRASH REMOVAL AND RECYCLING:** LESSEE shall at all times keep the demised premises and fixtures therein in a clean and sanitary condition. The common areas of the building shall be cleaned as necessary. LESSEE is expected to cooperate in this respect and shall immediately clean anything which LESSEE or LESSEES' guests spill or drop in common areas. LESSEE agrees to abide by all trash removal policies established by the LESSOR and the City of Ann Arbor as well as with mandatory and/or voluntary recycling. All charges for cleaning up any litter and debris on the property, including beverage cups, newspapers, miscellaneous trash, furniture and including any fines from the City of Ann Arbor for Clean Community Ordinance violations, shall be the responsibility of the LESSEE if the source of the litter/debris are traceable to a particular apartment or apartments. At single-family dwelling units (houses) with 'joint and several' tenancy all charges as outlined herein shall be the responsibility of the LESSEE.
3. **WINDOWS:** LESSEE shall not place anything, whatsoever, upon the inner or outer sills of the windows of said buildings so that the same may be exposed through said windows to a view from the street. No shade, awnings, guards, drapes, or screens shall be used except those provided by the LESSOR. Rags rugs dust mops, carpets, or clothing must not be shaken dusted or hung from windows, or balconies, nor shall any sweepings, rags, rubbish, etc. be thrown on the front, side or rear lawn areas or parking areas.
4. **PETS:** The LESSEE or his guests shall not harbor, keep, or bring into the demised premises or building, dogs, cats, reptiles, fish, or other animals unless an agreement has been made in writing with the LESSOR. The LESSOR as a result of the LESSEES violation of this rule may declare the Lease null and void and order LESSEE to vacate the premises in thirty (30) days.
5. **FLAMMABLES:** The LESSEE shall not use or keep flammable or explosive materials in the demised premises, public areas, furnace and utility closets, storage lockers, or storage rooms, nor use any method of heating other than that supplied by LESSOR.
6. **LOCKING APARTMENT:** Anytime LESSOR is in the LESSEE'S apartment, he will lock all door locks when leaving. LESSEE should, when leaving the apartment, lock all door locks. If LESSEE is locked out of his apartment, the LESSOR'S lockout service will only unlock the door after the appropriate fee has been paid and proper identification has been provided. Locked out service is not a right, but a service provided by the LESSOR for an additional fee and is subject to the availability of staff. In addition, a "locked out" fee of \_\_\_\_ ( ) will be charged during business hours. Additional keys may be obtained from LESSOR'S office for a charge of \_\_\_\_\_ during normal business hours. After hours "locked out" fees are posted in every building.
7. **PASS KEY:** Unless specifically addressed by a local ordinance, the LESSOR and his agents may retain a pass key to the premises. Subject to local ordinance, no LESSEE shall alter any lock or install any locking device on any door of the demised premises without the written consent of the LESSOR. In cases where such consent is given, the LESSEE shall provide the LESSOR an additional key for the use of the LESSOR, pursuant to the LESSOR'S right to access to the leased premises.
8. **SATELLITE DISHES/ANTENNA:** LESSEE shall at no time erect any type of antenna or satellite dish for radio, television or other purpose on or about the leased premises without the prior consent of the LESSOR. LESSEE has certain rights to install satellite dishes on leased premises and if so interested should first contact the LESSOR for a copy of the "Rules Regarding The Installation Of Satellite Dishes."
9. **EQUIPMENT:** No equipment or furniture may be removed from any part of the leased premises or building by the LESSEE. All equipment and furniture must be permanently retained in its original location. Any furniture or equipment removed from the premises or building will be the responsibility of the LESSEE and charged to the LESSEE at replacement cost upon vacating if the equipment or furniture is not in the apartment.
10. **PARKING;** Unless otherwise provided in writing, parking or garage space is not included in the monthly rental payment. LESSEE shall be allowed to park not more than one (1) vehicle in those parking areas designated for LESSEE parking, as otherwise described in this Agreement. Even if parking is provided, LESSOR does not guarantee the availability of parking for the LESSEE or his or her guest. LESSEE shall not park vehicles or allow any member of his or her household or any guest to park vehicles in any restricted areas or driveways. Only two and four wheel motorized vehicles are permitted. Trucks, trailers and boats are expressly prohibited. No car repairs or washing of cars shall be permitted at any time. The parking areas are intended for parking only. Storage of vehicles, or disuse of them is prohibited and can result in LESSOR towing vehicles away with LESSEE paying for all resulting charges.
11. **FACILITIES:** It is expressly understood and agreed by the LESSEE that if the LESSOR shall provide parking space, storage area, laundry facility, children's play areas, or any other facilities outside of the demised premises, same shall be deemed gratuitously provided by LESSOR, and that if any person shall use the same, such person does so at his own risk and upon the expressed understanding and stipulation that LESSOR shall not be liable for any loss of property through theft, casualty, or otherwise, or for any damage or injury whatsoever to person or property unless directly caused by LESSOR'S negligence.
12. **COMMON AREAS:** LESSEE agrees that he shall be liable for any damages to the common areas including but not limited to glass, walls, carpeting, equipment, trees, shrubs and lawn areas caused by LESSEE. LESSEE shall not be allowed to loiter/play in the halls, stairways, laundry rooms, parking areas or any other common areas without the written permission of the LESSOR. Nor shall personal property of any kind be placed or kept outside of the leased premises. Sidewalk sales, garage sales, etc. are expressly prohibited.
13. **EQUIPMENT:** LESSEE shall not interfere in anyway with any part of the heating, lighting, refrigerating, or laundry apparatus, or controls in or about the leased premises or the building.
14. **PERSONAL PROPERTY:** No personal property of any kind shall be placed or kept in or on the halls, lawn, sidewalks, parking area, sideyards, grounds or other common areas, nor shall such areas be used for lounging, playing or any other activities without the written permission of the LESSOR.
15. **BALCONIES:** LESSEE shall not use the balconies, if any, for storage of any sort, nor shall he remove any furniture from the apartment and place or store on the balcony. Cooking with a charcoal broiler or any other devise shall not be allowed at any time on balconies.
16. **SMOKE DETECTORS:** LESSEE agrees not to disarm or remove batteries from smoke detectors. LESSEE further agrees to replace batteries as necessary and to leave a working battery in the smoke detector at the end of the Lease term.
17. **LIGHT BULBS:** 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.
18. No water filled furniture shall be allowed without LESSOR'S written consent.
19. These rules and regulations are made a part of the Lease Agreement as provided for in paragraph 35 of the Lease Agreement.
20. Other: \_\_\_\_\_

Lessee's Initials \_\_\_\_\_ Lessor's Initials \_\_\_\_\_ Dated \_\_\_\_\_

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