



SAMPLE HOUSE RULES (Actual rules may vary)

1. GENERAL:

This agreement is a separate incorporated addendum to the Residential Lease agreement between Owner and Renter. Subject to law, new rules and regulations or amendments to these rules may be adopted by Owner upon giving 30 days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Renter's rights. They will not be unequally enforced. Renter is responsible for the conduct of guests and their adherence to these rules and regulations at all times.

2. CONDUCT:

(a) Renter shall not make or allow any disturbing noise in the Premises by Renter, family or guests, nor do or permit anything by such persons which will interfere with the rights, comforts or conveniences of other persons. Renter's noise shall not be heard outside Renter's Premises.

(b) All musical instruments, television sets, stereos, radios, etc., are to be played at a volume which cannot be heard outside Renter's Premises.

(c) Improper, frequent or noisy use of car alarms, alarm "chirps," car radios, cassettes or CD players or other noise-making devices by Renter or Renter's guests is not permitted and may result in loss of parking privileges and/or termination of the Lease.

(d) The activities and conduct of Renter and Renter's guests on the grounds, landscaped areas and parking areas must be reasonable at all times and not be annoying or disturbing to other persons, whether on the property or on neighboring properties.

(e) Kegs of alcoholic beverages are not permitted on the Premises.

(f) Consumption of alcohol is not permitted in or upon any exterior portion of the property.

(g) A room may be occupied by no more than one overnight guest at a time. An overnight guest may stay either 1) multiple times during the lease term, for up to three nights a week, or 2) once during the lease term for up to 14 consecutive nights.

3. CLEANLINESS AND TRASH:

(a) Renter agrees to keep the Premises clean and sanitary. Renter shall not accumulate trash or other materials which will cause a hazard or be in violation of any health, fire, or safety ordinance or regulation or attract vermin.

(b) Renter agrees to keep Premises free from objectionable odors.

(c) Renter and guests shall not deposit or permit litter on the property. Trash must be deposited in the appropriate exterior container. If provided, blue containers are for recyclables, green containers for plant matter and black containers for all other trash. Items too large to fit in a trash container must be broken down so that they fit in the container. Renter is responsible for putting out and taking in trash containers on trash pickup days.

(d) Renter shall not install, use or permit any in-sink garbage disposer.

(e) Renter shall not place, keep or store any item on outdoor portions of the property, except for use of the porch, bicycle storage and car parking as provided in these rules. Outdoor areas include but are not limited to driveways and parking areas, lawns, trees, walls, fences, roof, balconies, window sills and any exterior area of the building. No signs, artwork or other item shall be placed in windows so as to be visible from outside the building.

(f) Renter shall not place, keep or store any item in halls, stairways or the study room of the Premises without Owner's written agreement.

(g) Clothing, curtains, rugs, or any other item must not be shaken or hung outside any window, ledge, or balcony.

(h) Because of the danger of leaking and floor damage, refrigerators may be placed only in the kitchen.

4. USE OF PORCHES, BALCONIES, CELLAR AND ATTIC:

(a) No item of any kind may be stored on the porches or balconies, except for furniture manufactured specifically for outdoor use.

(b) Alcoholic beverages are not permitted on the porches.

(c) Cooking or preparation of food is not permitted on the porches or balconies.

(d) Sound-producing devices, including musical instruments and stereo equipment, are not permitted on the porches or balconies.

(e) No items may be hung or draped over the porch or balcony railings.

(f) The porch and balcony railings may not be used for sitting.

(g) Guests may not sleep on the balconies.

(h) The cellar and attic are for Owner's use only and may not be used by Renter for storage or other purposes.

INITIALS _____

5. SAFETY:

- (a) Renter must always close and latch gates to the property after opening them.
- (b) If Renter misplaces, loses or is otherwise without a key, parking card or other opener supplied to Renter by Owner, Renter agrees to pay Owner a fee of \$25.00 for a new key, card or opener. Renter will not copy keys to the Premises or lend keys to others.
- (c) Smoking is not permitted inside the house.
- (d) Incense and candles are not permitted on the Premises.
- (e) Firearms are not permitted on the Premises.
- (f) All appliances must be turned off before leaving the Premises.
- (g) When leaving for a period of more than a week, Renter shall notify Owner as to how long Renter will be away.
- (h) Renter agrees to obtain his/her own renter's insurance policy to protect his/her belongings in the event of flood, fire, theft or other loss or damage. Owner is not responsible for loss or damage to Renter's property.
- (i) Bicycles and scooters are not permitted inside the building, and may not be stored elsewhere on the property except in the outdoor bicycle rack provided at the rear of the building. Owner is not responsible for damage to, or loss of, bicycles or scooters.
- (j) The use or storage of gasoline, cleaning solvent or other combustibles on the property is prohibited. The use of barbecues, hibachis or similar devices on the property is prohibited.
- (k) Children on the premises must be supervised by a responsible adult at all times.

6. PARKING:

Renter may park up to eight passenger vehicles at the rear of the house. Renter agrees to use parking spaces only for operable, licensed, insured and currently registered passenger vehicle(s), identified as follows:

Make: _____	Model _____	Color _____	License _____
Make: _____	Model _____	Color _____	License _____
Make _____	Model _____	Color _____	License _____
Make: _____	Model _____	Color _____	License _____
Make: _____	Model _____	Color _____	License _____
Make _____	Model _____	Color _____	License _____
Make _____	Model _____	Color _____	License _____
Make _____	Model _____	Color _____	License _____

Renter shall not wash, paint or repair vehicles on the property. Renter shall not assign or sublet parking spaces or allow other persons to park on the property. Owner may tow away any unauthorized vehicle without notice at vehicle owner's expense. Owner is not liable for any damage or theft occurring to Renter's vehicle or its contents while parked on Owner's property. Any vehicle that is leaking any substance must not be parked on the property, and Renter shall be responsible for the cost of repairing damage caused by such leakage.

There is no guest parking on the property.

The undersigned Renter(s) acknowledge having read and understood the foregoing, and have received a duplicate original.

RENTER: _____	RENTER: _____
RENTER: _____	RENTER: _____
RENTER: _____	RENTER: _____
RENTER: _____	RENTER: _____