

Rules and Regulations for use of the Property and Common Areas

1. Tenant's rights to the community: this agreement does not give Tenant any rights to use the exterior walls of the Rental Premises, the roof, or any other areas of the Community except common walkways, entrances, and other areas Landlord provides for use of its tenants. Tenant may use the walkways, entrances, stairways, halls and corridors only for entering and exiting the Rental Premises and Community.
2. No access, sitting, standing or walking on the roof, porch roof, fire escape or surface not intended for occupancy.
3. Tenant must establish an account with the appropriate utility companies and pay Tenant's bills for the utilities. If the Tenant fails to notify the service provider of any billing change which results in the account returning to the Landlord, the Tenant's utilities will be paid and charged back to the Tenant.
4. Tenant, and all persons on the Rental Premises with Tenant's permission, will not behave, and will ensure that his /her family, occupants, guests and all others in the Rental Premises or Community with Tenant's permission do not behave, in a manner which Landlord, in its sole discretion deems improper or objectionable, or which disturbs or annoys other tenants or interferes with their quiet enjoyment of their apartments.
5. All gatherings are to be confined to the inside of the building and kept at a reasonable sound level so not to disturb the neighbors. The doors to the premises must be closed if there is a gathering within the premises.
6. Tenant has use of the yard, however tenant agrees not to store or leave any articles in the yard or on the front or rear porches for more than 3 days. Upholstered interior furniture not allowed on porches per city ordinance.
7. No burning fires in the yards, porches or decks per city fire ordinance.
8. Tenant shall keep the Rental Premises clean and in good order and free from the accumulation of trash and/or debris. All trash must be properly & securely bagged inside of designated containers for trash pickup day, See waste disposal fact sheet attached to this lease. Boxes must be broken down and placed inside of containers. Nothing is to be outside of trash containers, as it will not be collected.
9. Tenant shall not deliberately or carelessly destroy, deface damage, impair, or remove any part of the Rental Premises or the Community or knowingly permit his/her occupants, guests, invitees, licensees, or agents to do so. Tenant agrees not to write, puncture the walls or alter the building in any manner without prior written agreement from the lessor. Altered walls, ceilings or floor surfaces will be returned to the original condition at the tenant's expense before vacating.
10. Tenant shall not possess, use, manufacture or sell, or allow the possession, use, manufacture, or sale, of any drugs or controlled substances in the Rental Premises.
11. Tenant will maintain the temperature in the Rental Premises at the level of no less than 55°F in order to prevent freezing of pipes and any other damage to the Rental Premises.
12. Tenant acknowledges that it is necessary for Tenant to maintain appropriate climate control, keep the Rental Premises including supplied appliances clean, and take the necessary measures to prevent mold and mildew and pests from accumulating in the Rental Premises.
13. No Pets without written and signed consent of exception from lessor.

14. Tenant shall not use or keep personal charcoal, natural gas, or cooking grill of any kind within unit including balconies.
15. Tenant will notify lessor or his agent of any gas odors or water leaks, dripping faucets, running toilets or broken glass within 24 hours of their awareness of such. Failure to report items causing damage and/or excessive utility usage may be charged to tenants.
16. This serves as notice that sewage pumps may be in use for sanitary drain and nothing except toilet paper is to be flushed. Clogged plumbing, not limited to toilet, lavatory, and shower drains will be repaired at tenant's expense. Tenant should use a hair catching method for shower and bath drains in addition to routine cleaning to help mitigate clogged drains
17. Broken glass caused by the tenant will be repaired at tenant's expense.
18. Tenant will be billed \$50 plus actual costs for each, and every check returned from the bank or otherwise, if two or more checks are returned non-payable. Tenant agrees to pay thereafter in cash or money order.
19. Rent must be to the lessor or his agent by the 5th of the month to avoid a late fee of \$50.
20. Lessor does not insure the contents of the rented property. It is the tenant's responsibility to insure their personal property. Landlord's insurance does not cover Tenant or any other occupants, Tenant's or any other occupants' property, or any guests of Tenant or their property.
21. Tenant may not sublet or leave the lease without the lessor's prior knowledge and express written consent. Payments are only accepted from tenants (parents of tenants) named on lease.
22. Each tenant is individually liable for the full month's rent for the leased unit. If one of the persons on the lease does not pay the rent, the remaining tenants are still liable for the full amount. Payments are only accepted from tenants (parents of tenants) named on lease.
23. Laundry equipment is to be used only by the tenants. Tenants are responsible for proper use of equipment including but not limited to, appropriate detergent and lint filter cleaning as well as keeping the lid to the washing machine open when not in use to help maintain airflow.
24. Tenant acknowledges that window treatments are not supplied by the lessor. If window treatments are supplied the condition must left as supplied.
25. Tenants agree not to store any item within 10 feet of the furnace or hot water heater.
26. Tenants agree not to tamper with smoke detector or carbon monoxide detector. If detector is tampered with and/or removed prior to contacting landlord a re-installation/replacement fee of \$100.00 will be billed to tenant.
27. Tenant is responsible for replacement of light bulbs no higher than 9 feet.
28. Landlord discloses to the tenant that he is a licensed PA real estate broker and appraiser.
29. Landlord or his agent may visit leased premises during the 1st week of each month to collect rent. With tenant walk through the building to check for leaks, gas odors, broken glass etc. This statement is to be considered prior notice of routine entry.
30. No rooms inside of the leased premises will be locked from the exterior of the room. This includes bedrooms. Bedrooms may not have locked doors as the landlord needs access to all bedrooms, in case of emergency and to inspect the entire building.

31. If your premise has a balcony – the tenant agrees to strictly enforce and adhere to no more than 4 individuals on the balcony at one time.
32. For the premises on Bouquet Street & Court, the use of the basement is by the tenant is at the discretion of the landlord. The tenant may or may not have access to the basement.
33. If Landlord allows Tenant to occupy the Rental Premises prior to the beginning of the term of this Agreement, such occupancy will be conditioned on and subject to all of the terms of this Agreement, and Tenant will pay, prior to occupying the Rental Premises, rent pro-rated for period of the early occupancy or a \$100 Early Possession Fee.
34. Tenant's installation of certain types of visual/ audio reception devices, including, but not limited to, satellite dishes, inside or directly outside the Rental Premises is subject to certain restrictions. Tenant may not install such a device without first obtaining Landlord's written consent.
35. If Landlord incurs any obligations, costs, liabilities, claims, damages or losses (including attorney's fees and court costs) which result from Tenant's actions or omissions, or from the actions or omissions of Tenant's occupants, family, guests, or any other person in the Rental Premises or Community with Tenant's permission, Tenant will indemnify and hold Landlord harmless from all such obligations, costs, liabilities, claims, damages or losses (including attorney's fees and court costs). This means that if Landlord pays any money, including court costs and attorney's fees, as a result of Tenant's actions or omissions or the acts or omissions of Tenant's occupants, family, guests, or other person on the Rental Premises or Community with Tenant's permission, Tenant agrees to be responsible for and will pay or reimburse Landlord all of those payments made or incurred by Landlord, including court cost and attorney's fees. In particular, if the tenant creates a disturbance (loud or unruly behavior) that causes the landlord to be fined, the amount of the fine will be charged to the tenant. Payment to landlord due within 10 days of fine occurrence.
36. Tenant and occupants acknowledge that neither Landlord nor Landlord's agents has made any representations, written or oral, concerning the safety of the Community or the effectiveness or operability of any security devices or security measures that may exist at the Community. Tenants and occupants acknowledge that security devices or measures may fail or be thwarted by others or by electrical or mechanical malfunction. Therefore, Tenants and occupants acknowledge that they should not rely on such devices or measures and should protect themselves and their property.

Tenant and occupants acknowledge that Landlord does not warrant or guarantee the safety or security of Tenant, occupants, or anyone at the Community against the criminal or wrongful acts of third parties. Tenant, occupant and all others at the Community are responsible for protecting their own person and property. Tenant and occupants acknowledge that their right to the use of the Rental Premises and Community, including all parking lots, travel lanes, lobbies and common areas, is subject to their risk of loss due to accident or casualty.

Lessor/Landlord _____ Tenant(s) _____

Tenant(s) _____

Tenant(s) _____