



REINA

PROPERTIES CORPORATION

HOUSE RULES

The owners of this property will do anything within reason to keep our residents happy and to have a clean, neat and respectable residence, but we must have the **cooperation of ALL residents**. We are sure you will find no rule that you would not follow if you were living in a home that you owned, and we are sure that these will not interfere with the feeling that this is your home.

1. The rent is due in full **on** the first day of each month and is considered overdue after that date. Please see your rental agreement for discounts and penalties. Exceptions will be on a one on one basis and will only be considered with prior notice.
2. The acceptance of personal checks is a service and courtesy extended by the Landlord, which may be revoked if any checks are returned NSF. There will be a service charge of \$25.00 for any NSF checks, plus any costs of cashing. In addition, penalties in #1 above will apply as written until full rent is received.
3. Adequate storage is provided for each unit. Decks, balconies, and carports are not to be considered storage areas. All areas outside of your unit are off limits to storage. Units without garages are allowed one temporary storage unit to be placed at the rear of the building. Management must approve any temporary storage unit. Also, per the State Fire Marshal there shall be no Barbeques stored or used on decks and balconies. **Items stored outside of these areas will be considered rubbish and may be removed without notice.** Should there be any question regarding this issue, please contact landlord directly.
4. Only those people listed on the rental agreement are allowed to stay at the premises. Tenant agrees that there will be no overnight guests in the house for any extended period of time (3 days or more) without prior approval of the Landlord. **Unusual traffic will be reported immediately to the Local Police Department.**
5. All tenants are expected to treat each other and management cordially and with respect. Harsh or abusive language including cursing at other tenants or management will not be tolerated.
6. The landlord reserves the right to restrict or eliminate access to the property to tenant's guests who have violated any of the rules contained within this agreement or interfered with management duties.

7. Every tenant deserves to have quiet enjoyment of his or her apartment. Loud music, loud habits and unusual traffic will not be tolerated.
8. All REINA Properties Corp. properties are non-smoking properties. This means there is to be no smoking within the individual units. All smoking should take place outdoors. Smoke and tar residue is very difficult to remove and frequently requires extensive cleaning and painting to eliminate.
9. Candles are not allowed to be burned inside of your apartment. The smoke and wax residue from candles is impossible to remove from the walls and floors and requires repainting and carpet replacement to remedy.
10. A signed rental/lease agreement and security deposit is required from all tenants.
11. Keys furnished to tenants must be returned when vacating the premises. Tenants will not alter or change locks without written permission from Landlord.
12. The Landlord is not responsible for valuables or other articles missing from the premises.
13. No dogs, cats, or other animal pets are allowed on the premises without written permission from the Landlord.
14. All baggage, trunks, or miscellaneous items stored in designated areas will be at the tenant's risk. Tenants will not remove or disturb items stored by the Landlord.
15. Do not put nails, hooks, screws, etc. in the doors or woodwork or in any way mar them, without permission from the Landlord.
16. The Landlord will perform all painting or varnishing.
17. There should be no running or jumping on the porch or decks at any time.
18. Tenant agrees to insure own furnishings. Landlord's policy does not cover tenant's property.
19. Doors and windows must be kept closed when residence is not occupied.
20. Waterbeds are not permitted in the premises without written permission from Landlord.
21. Lawn maintenance is provided, however, each tenant should do his part to keep the area clean.
22. Childcare for people not living in the house is not permitted.
23. Snow removal from decks and personal walkways is the responsibility of the tenant. The landlord will remove snow from driveway and common walk areas.

24. If property is located within a Homeowner's Association and the landlord is assessed penalties due to the tenant's actions, the tenant will be responsible for said penalties.
25. Items needing repair should be reported immediately to the landlord.
26. Parking is provided only for running **and** daily use vehicles. Parking spaces are always in short supply, therefore, there can be no storage of non-daily use vehicles on the property. Parking spaces are for **tenants only; guests should park on the street**. No repair work is to be performed on the premises.
27. Your rental period ends at 11:00am on the last day of the month unless otherwise agreed to. At that time, your rental agreement converts to a daily rental agreement. The daily rental rate is your monthly rate, divided by 30, multiplied by 4.
28. Tenant shall maintain all smoke detection devices on the premises in good working order and shall promptly notify Landlord in the event of any malfunction.
29. All personal property left on the Premises will be disposed of by landlord five days after the tenancy is terminated and landlord will not be liable for loss or damage for said disposal.
30. Tenant shall make no electrical connection to any outlet other than those located in his apartment or to his assigned car heater plug-in, and shall, in no way, modify the electrical system.
31. Keys and Locks. Tenant is not permitted to change the locks or add locks without prior written consent of MANAGEMENT. Tenant is responsible for all keys issued and must return all keys and copies made by Tenant to MANAGEMENT at move out. If Tenant keeps keys after move out, rent will continue to be charged until keys are returned to MANAGEMENT.
32. MANAGEMENT will charge \$25.00 per key for replacing a key lost by Tenant. If loss of the key requires rekeying a lock, Tenant shall pay for all labor and materials needed for rekeying or replacing the lock. If Tenant loses a key to a security door, Tenant's family or guests Tenant will pay for rekeying or replacing such lock, and for copies of new keys to distribute to other Tenants in the building.
33. Tenant shall pay a \$20.00 service fee in the event landlord/manager is asked to unlock doors because Tenant has locked himself out and/or lost his keys.
34. Use Of Premises. Tenant shall use the Premises solely as a private dwelling and those persons authorized by MANAGEMENT, as listed in the Agreement.
35. Tenant agrees not to use Premises or permit Premises to be used for unlawful purposes. A violation of federal, state, city or borough law is a violation of this Rental Agreement.

The above house rules should be considered an extension or addendum to any existing rental agreements. As such, the breaking of the rules listed above constitutes the breaking of the rental agreement; therefore, such action shall be considered a violation of said rental agreement and be subject to penalties or eviction from the property.