

SCHEDULE "A"

RULES AND REGULATIONS

****IF ANY OF THE FOLLOWING RULES OR REGULATIONS LISTED BELOW ARE BROKEN, ALL TENANTS WILL BE CHARGED EQUALLY IF NOT CLAIMED BY A PARTICULAR PARTY.****

1. VIOLATIONS OF ANY RULES STATED MAY BE CAUSED FOR IMMEDIATE TERMINATION OF THE LEASE AND IMMEDIATE EVICTION.
2. NO PARTIES, KEGS OF BEER, PARTY BALLS, OR ANY TYPE OF BULK BEER ANYWHERE ON THE PREMISES.
3. NO ANIMALS OF ANY KIND.
4. THE RESIDENTS SIGNING THIS LEASE UNDERSTANDS 10 NON – RELATED PEOPLE CONSTITUTE A PARTY.
5. NO FIREARMS, GAMBLING, DRUGS OR ANY OTHER ILLEGAL ACTIVITY ALLOWED ON THE PREMISES.
6. IF ANY ILLEGAL ACTIVITY, PARTIES, KEGS, ANIMALS, OR COMPLAINTS DUE TO EXCESSIVE NOISE, ARE REPORTED TO OUR BUSINESS OFFICE BY THE POLICE DEPARTMENT OR FOUND OUT BY THE OWNER OR THE OWNER’S AGENT; A 4 500.00 FINE WILL BE CHARGED TO THAT RESIDENCE AND PAID TO THE OWNER IMMEDIATELY.
7. TENANTS ARE NOT ALLOWED ON THE ROOF.
8. TENANTS ARE NOT ALLOWED IN THE BASEMENT OR ATTIC.
9. INTERCONNECTING AND BATTERY OPERATED SMOKE ALARMS: IF THE ALARM IS DISCONNECTED AT ANY TIME, OR IN ANY MANNER, THE TENANT WILL BE RESPONSIBLE FOR THE COST OF REPAIRS OR ANY FINES PLACED BY THE LOCAL BORO OR MUNICIPALITY.
10. DISCHARGE OF FIRE EXTINGUISHERS: TENANTS MUST NOTIFY OUR BUSINESS OFFICE IMMEDIATELY IF A FIRE EXTINGUISHER IS USED OR EXPELLED FOR ANY REASON. CHARGES FOR THE USE OF THE EXTINGUISHER WILL BE CHARGED TO THE TENANTS EQUALLY.
11. APARTMENT MUST BE KEPT CLEAN AND GARBAGE FREE FOR THE TERM OF THE LEASE. OWNER MAY HAVE THE RIGHT TO INSPECT AT ANY TIME DURING THE LEASE PERIOD. ** ALL COMMON AREAS ARE TO BE CLEANED BY ALL TENANTS. PUBLIC HALLS AND STAIRWAYS SHALL NOT BE OBSTRUCTED OR USED FOR ANY PURPOSE OTHER THAN INGRESS AND EGRESS FROM THE APARTMENTS. FIRE ESCAPES SHALL NOT BE OBSTRUCTED.
12. MULTIPLE OUTLETS PLUGS MUST BE LISTED AND HAVE A SURGE PROTECTOR.
13. NO SANITARY NAPKINS, TAMPONS, CONDOMS, PAPER TOWELS, OR ANY OTHER FOREIGN OBJECTS ARE TO BE FLUSHED DOWN THE TOILET. IF THE TOILET BECOMES CLOGGED BECAUSE OF THIS, IT IS THE TENANTS’ RESPONSIBILITY TO PAY FOR REPAIRS. TENANTS WILL BE BILLED FOR FULL AMOUNT DUE FOR ANY MAINTENANCE SERVICE.
14. FURNITURE WILL NOT BE PUT OUTSIDE FOR ANY REASON!
15. REPORT ANY BREAKDOWNS IMMEDIATELY; i.e. appliances, lighting, plumbing, etc.
16. OWNER RESERVES THE RIGHT TO INSPECT THE APARTMENT WITH SHORT NOTICE; TO PERFORM ROUTINE MAINTENANCE WORK AND TO SHOW THE APARTMENT TO PROSPECTIVE TENANTS WITHOUT INTERFERENCE.

(Initialed: _____, _____, _____, _____, _____.)

17. DAMAGES OR OTHER CHARGES INCURRED DURING THE TERM OF THE LEASE WILL BE PAID FOR IMMEDIATELY TO THE OWNER.
18. DO NOT APPLY TO WALLS, CABINETS, FURNITURE OR DOORS ANY NAILS, PINS, TAPE, CONTACT PAPER, DUCT TAPE, OR PAINT. TENANTS WILL BE CHARGED FOR DAMAGES.
19. ALL TENANTS MUST SUPPLY A COVER FOR THEIR MATTRESS.
20. NO WATERBEDS.
21. ALL BEDS, CHEST, AND FURNITURE MUST BE LEFT IN THE ROOMS WHERE FOUND UPON TAKING POSSESSION OF THE UNIT.
22. TENANTS WILL FURNISH THEIR OWN BLINDS AND CURTAINS.
23. NO PORTABLE HEATING UNITS ALLOWED.
24. NO PORTABLE AIR CONDITIONERS MAY BE USED WITHOUT THE PERMISSION OF THE OWNER OR AGENT.
25. NO CANDLES CAN BE BURNED ANYWHERE ON THE PREMISES.
26. WEIGHTS AND WEIGHT BENCHES ARE NOT ALLOWED IN THE APARTMENT.
27. ALL STORM WINDOWS AND DOORS MUST BE KEPT CLOSED DURING THE WINTER MONTHS.
**DO NOT REMOVE ANY SCREENS.
28. TENANTS ARE TO SUPPLY ALL REGULAR LIGHT BULBS WHEN NEEDED. IF YOU NEED HELP INSTALLING, THIS WILL BE PROVIDED FOR YOU. DO NOT USE MORE THAN A 60 WATT BULB IN ANY FIXTURE.
29. ALL LOCKS ARE IN WORKING ORDER WHEN YOU MOVE IN; IF A LOCK IS BROKEN, THE TENANT(S) WILL ASSUME THE COST FOR REPLACEMENT. YOU MUST NOTIFY OWNER OR AGENT IMMEDIATELY IF THIS HAPPENS.
30. THERE WILL BE A \$ 25.00 REPLACEMENT KEY FEE. THERE WILL BE \$ 25.00 SERVICE CHARGE IF YOU LOCK YOURSELF OUT DURING OFFICE HOURS. THERE WILL BE A \$ 50.00 SERVICE CHARGE AFTER OFFICE HOURS.
31. THERE WILL BE A \$ 50.00 SERVICE FEE FOR REMOVAL OF ANY TRASH DURING THE LEASE PERIOD THAT IS NOT REMOVED AND IN A TIMELY MANNER (24 HOURS) WHEN NOTICE IS GIVEN BY THE OWNER OR AGENT.
32. WHEN PREMISES ARE VACATED AT THE TERM OF THE LEASE; ANY TRASH, CARPET, OR PERSONAL PROPERTY LEFT BEHIND WILL BE CONCLUSIVELY DEEMED ABANDONED AND CHARGES WILL BE APPLIED FOR THE REMOVAL.
33. PARKING OF CARS ON THE GRASS IS NOT ALLOWED AT ANY TIME.
34. TENANTS ARE RESPONSIBLE TO REMOVE SNOW FROM THEIR OWN PARKING SPACE AND AROUND THEIR CAR. TENANT MUST FURNISH SNOW SHOVELS.
35. PARKING LOTS AND SPACES ARE ONLY FOR TENANTS WHO PAID FOR A SPACE. ALL UNAUTHORIZED VEHICLES WILL BE TOWED AT THE OWNER'S EXPENSE.

(Initialed: _____, _____, _____, _____, _____.)