

HOUSE / DUPLEX
RULES OF OCCUPANCY
WASHINGTON

The following rules are for the benefit and safety of you and your neighbors. TENANT(s) are required by law to abide by all given requirements in the lease agreement and rules of occupancy. Disregarding these requirements constitutes a substantial and material breach of TENANT(s) duties and is grounds for termination of tenancy.

1) **KEEPING THE PROPERTY CLEAN & ORDERLY**

- a) Do not throw cigarette butts or any other refuse into the yard or driveways.
- b) Decks and patios shall not be used for storage.
- c) Illegal activities of any kind are not permitted and shall be reported to the authorities.
- d) Moving containers and boxes shall be placed in the garbage within 48 hours of moving into the premises.
- e) TENANT(s) shall regularly vacuum carpets at the leasehold and refrain from causing damage to all flooring.
- f) No blankets, foil, sheets, flags, or inappropriate objects or materials shall be used for window coverings or hung on balcony, interior or exterior of the premises.

2) **VEHICLES**

- a) Parking of automobiles, motorcycles, bicycles or other vehicles on lawns, gardens, or sidewalks is prohibited.
- b) Vehicles may not be repaired on the property.
- c) Unlicensed, inoperable vehicles, or vehicles with flat tires will be towed away at the expense of the vehicle's owner.

3) **REPAIRS & PRECAUTIONS**

- a) Please report any needed repairs promptly in writing and on the Work Orders to _____, _____. Landlord will respond as quickly as possible, however, please remember that if you choose not to grant us permission to enter, your repairs may take longer to complete in order to accommodate both the maintenance person and your schedules.
- b) Report any leaky faucets, toilets, plumbing, or hot water tanks to us immediately.
- c) Do not leave running water or appliances in operation unattended, as you will be held responsible for resultant damage done.
- d) Use only small nails for wall hanging, and leave them in place upon moving out. No molly bolts, large nails, decals, contact paper, or tape may be used on walls, doors, cabinets, or ceilings – if used, the cost of repairs will be charged against TENANT(s)'s damage deposit.
- e) TENANT(s) is responsible to provide a plunger for his/her own dwelling. Repair and plumbing costs due to misuse of toilets or drains will be charged to TENANT(s).

4) **STORAGE LIABILITY**

- a) Do not store any combustible or flammable material in your residence or storage areas.
- b) Any goods or property stored or kept in any part of the property shall be at TENANT(s)'s sole risk. LANDLORD shall, under no circumstances, be liable for damage to TENANT(s)'s loss of property.
- c) You are advised to obtain renter's insurance, as LANDLORD cannot insure your personal property against any loss.

5) **DAMAGE**

- a) Be careful to mark the condition of your residence including any damages on the Property Inspection Report when you move in, as you shall be held fully responsible for all damage, breakage and cleaning, beyond normal wear and tear of the premises.
- b) You will be responsible to pay the cost of any fumigation when odor or infestation is caused by you or your occupancy.
- c) If you see damage to the property occurring, please immediately report it to the Property Manager. If it is not reported you may be held liable for the damages.

6) **PAYMENT OF RENT**

- a) Rent shall be paid by **check, money order, or cashiers check only**, made payable to _____ and can be mailed or dropped off at _____, _____. Please make sure your address or account # is written on the check in order to insure credit to your account. No cash payments will be accepted. LANDLORD reserves the right to refuse payment by personal check after a draft is returned for nonpayment or other reason.
- b) Payments are due on the first day of the month, in advance. A late fee of ten percent (10%) of the monthly rent amount, calculated from the first day of the month, will be added to rent if any rent is not paid by the close of business on the first (1st) day of the month. If full rent is not paid in full by the first, a Three (3) Day Pay or Vacate Notice will then be issued and recorded in your file. If a Three (3) Day Pay or Vacate Notice, or any other compliance notice is issued, an additional fee of \$40.00 will be added to rent.

7) **VACATING**

- a) TENANT(s)'s notice of intent to vacate must be made in writing and delivered to LANDLORD at least **20 days prior** to the last day of the month (if there are 30 days in the month it must be received by the 9th, if there are 31 days it must be received by the 10th of the month). There will be no exceptions.
- b) The premises shall be considered in your possession and subject to rent owed by you until you return ALL keys provided to you to the Property Manager. DO NOT leave the keys in the dwelling.
- c) Check out must be completed by noon on the last day of the month. **Your occupancy of the dwelling beyond noon on the last day of the month after notice to vacate has been given will result in charges for costs associated with your retention of the dwelling unless other arrangements have been made with LANDLORD, which must be in writing.**

8) **PETS**

- a) Pets other than small caged birds, small caged rodents, small caged reptiles, and fish are not allowed without prior written permission from the LANDLORD. Pets over twenty (20) pounds are not allowed. A Pet Addendum must be completed and pet fees and deposits paid before occupancy. All pets must meet Landlord's Insurer's permitted/acceptable breeds.

9) **GARAGES / CARPORTS**

- b) Garages and carports must be kept tidy and free of any litter.
- c) CAUTION: Low clearance in garages or carports may create problems for skis and bike racks on tall vehicles.

10) **SMOKE DETECTORS**

Smoke detectors are in operating condition upon move-in. From that point on they are the TENANT(s)'s responsibility to maintain. If smoke detectors are not maintained or are dismantled, the TENANT(s) could be held liable for a fine as set forth by statute.

In entering into this lease/agreement I/we also agree that the rules are an integral part of said lease agreement. I/we agree that a violation of any of these rules shall constitute a substantial and material breach of the lease agreement and may be basis for cancellation of agreement or may give rise to damages against me.

Further, unless caused by landlord's negligence, to the extent allowed by law, I/we agree to hold the LANDLORD and management harmless from any costs or damages from any cause of action by me or my family, visitors, or guests, which arise out of my use of any of the common areas. I/we understand my/our use of the property is at our own risk.

I/we understand these rules may be changed, as management deems necessary to properly manage the property and protect the rights of the TENANT(s).

DATE: _____

TENANT: _____

DATE: _____

TENANT: _____