



RULES AND REGULATIONS

Exhibit A

The following Rules and Regulation are designed to protect property and tenant: also add to the quality, comfort and safety of your occupancy.

GENERAL:

1. The landlord will **NOT** be responsible for stopped up drain lines.
2. The tenant IS responsible for **STOPPED UP** sinks, toilets and bath tubs, etc. _____ **(Initial)**.
3. **ALL calls for service made by the tenant that prove to be a problem or fault of the tenant or improper use of the equipment will be charged to the tenant.** _____ **(Initial)**.
4. The landlord will not be responsible for or allow any deductions from rent for unauthorized service work ordered by tenant. _____ **(Initial)**.
6. The landlord does not furnish regular pest control service. We ask the tenants cooperation in controlling pests, **UNLESS OTHERWISE SPECIFIED** _____ **(Initial)**.
7. The landlord does not guarantee storm doors, window blinds, or washer/dryer if included with the property _____ **(Initial)**.

TENANT SHALL:

1. Provide tightly covered outside garbage cans and be responsible for regular garbage and trash removal, **UNLESS OTHERWISE SPECIFIED** _____ **(Initial)**.
2. Confine his use of porches, patios, decks, balconies to that portion directly in front or rear of his/her apartment and shall keep them clean and not use them for storage purposes.
3. For his/her own comfort and economy, **THE TENTANT SHALL REPLACE HEATING AND COOLING FILTERS MONTHLY**. Failure to replace filters (once a month) will result in reduced efficiency of the equipment and greatly increase fuel bills. _____ **(Initial)**.
4. Park automobiles in space provided directly in front of tenant’s apartment. **TENANT MY NOT PARK ANYWHERE OFF DESIGNATED PARKING AREAS**. All vehicles illegally parked will be towed to **BARRETT’S TOWING**, 1530 Danielsville Road, Athens, Georgia 30601, 706-543-0900 or 706-548-6349. The cost of towing and storage is the responsibility of the tenant. _____ **(Initial)**.
5. Tenant shall observe such other and reasonable **RULES** as landlord may from time to time designate for the safety, care and cleanliness of the premises and for the preservation of good order.
6. Tenant shall comply with all occupancy ordinances. _____ **(Initial)**.
7. Tenant shall notify office immediately of any illegal or police activity taken place in or around the property.

TENANT SHALL NOT:

1. Install any type of antenna, satellite dish, wires, etc outside or inside property or attaché to roof.
2. Alter premises. Nor add to or change locks nor nail to or attach fixtures to walls, ceilings, and floors or outside trim and siding, including holiday lights.
3. No in or above ground swimming pool or trampoline shall be constructed, erected or maintained upon any lot. _____ **(Initial)**.
4. **TENANTS SHALL NOT KEEP PETS ANYWHERE ON PREMISES NEITHER INDOORS OR OUTDOORS OR BUILD ANY TYPE FENCE.** _____ **(Initial)**.
5. Tearing down or repairing of any motor vehicle is prohibited anywhere on property. Storage or abandonment of inoperative motor vehicles, or expired tags shall not be allowed anywhere on property _____ **(Initial)**.
6. Burn any tarry substance in fireplace or wood-burning stove; this includes treated wood and crossties, excess paper and cardboard.

* **All checks returned for non-payment must be redeemed at our office with cashiers check or money order plus \$35.00 Service Charge AND late payment penalties as provided in the lease WITHIN 24 HOURS>**

** **If a warrant must be taken out for lack of payment or any other reason, the tenant is responsible for the amount of the warrant plus a \$50.00 administration fee.**

*** **We CANNOT accept cash!!! Please pay your rent with either a Money Order or Check: NO CASH!! We do not make change!**

**** **We recommend that you contact an insurance agent to acquire renters insurance.**

Lessee/ Tenant

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