

RESIDENT POLICIES & RULES "HOUSE RULES"

I. GENERAL

1. This document is an addendum and is part of the Rental Agreement, dated _____ between

_____ "owner/agent" and _____

"Resident", for the premises located at: _____, unit # _____
(street address)

_____, CA _____
(city) (zip)

2. Owner/Agent adopt new policies and rules or amendments to this document upon giving 30 days notice in writing to Resident.
3. Guests who stay more than _____ days in a _____ month/year (circle one) period may constitute a breach of the agreement/lease. At the discretion of the Owner/Agent, guests may be required to go through the application process and, if approved, must sign a Rental Agreement.

II. NOISE AND CONDUCT

1. Resident shall not make or allow any excessive noise in the unit or permit any action, which will interfere with the rights, conforms or conveniences of other persons.
2. Resident shall refrain from playing musical instruments, television sets, stereos, radios, and other entertainment items at a volume which will disrupt other persons.
3. Resident shall refrain and shall insure that resident's guests likewise refrain, from activities and conduct outside of the unit (in common areas, parking areas or recreation facilities) which are likely to annoy or disturb other persons.
4. Resident shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents between the hours of _____ p.m. and _____ a.m.

III. CLEANLINESS AND TRASH

1. Resident shall keep the unit clean, sanitary and free from objectionable odors at all times.
2. Residents shall insure that papers, cigarette butts and trash are placed in appropriate receptacles so that litter is not created on or about Resident's unit.
3. Resident shall insure that trash and other materials are not permitted to accumulate so as to cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
4. Resident shall insure that garbage is not permitted to accumulate and that it is placed in the trash containers provided for that purpose on a daily basis. Resident shall insure that large boxes are broken apart before being placed in the trash containers. Residents shall be responsible, at Resident's expense, for hauling to the dump those items too large to fit in the trash containers.
5. Resident shall insure that furniture is kept inside the unit and that unsightly items are kept out of view.
6. Resident shall refrain from leaving articles in the hallways or other common areas.
7. Resident shall refrain from shaking or hanging, curtains, rugs, and other coverings and cloths outside of any window, ledge, or balcony.
8. Resident shall refrain from disposing of any combustible or hazardous material in trash containers or bins.

IV. SAFETY/SECURITY

1. Security is the responsibility of each Resident and each guest. Owner/Agent assumes no responsibility or reliability, unless otherwise provided by law, for residents' and guests' safety and security, or for injury or damage caused by the criminal acts of other persons.
2. Resident should ensure that all doors are locked during the Resident's absence. Resident must notify Owner/Agent if locks become inoperable.
3. Resident should ensure that all appliances are turned off before departing from the premises.
4. When leaving for an extended period, Resident should notify Owner/Agent how long Resident will be away.
5. Prior to any planned absence from the unit, Resident shall give Owner/Agent authority to allow entry to the unit to any person or provide Owner/Agent with the name of any person or entity permitted by Resident to enter the unit.

6. Resident shall refrain from smoking in bed.
7. Resident shall refrain from using or storing gasoline, cleaning solvent or other combustibles in the unit.
8. Resident shall refrain from using charcoal barbecues on porches, balconies or patios adjacent to buildings as such would constitute a fire hazard. Use of barbecues or propane grills indoors is prohibited.
9. Resident shall ensure that no personal belongings, including bicycles, play equipment or other items shall be left unattended in the halls, stairways or about the building.

V. MAINTENANCE, REPAIRS AND ALTERATIONS

1. Resident shall advise Owner/Agent of any items requiring repair, as dripping faucets or light switches. Resident shall make repair requests as soon after the defect is noted as is practical.
2. Resident shall refrain from making service request to maintenance unless Resident is directed to do so by Owner/Agent.
3. Resident shall refrain from making any alterations or improvements to the unit without the consent of Owner/Agent. Resident shall refrain from using adhesives, glue or tape to affix pictures or decorations.
4. Resident shall refrain from using aluminum foil as a window covering and shall obtain the approval of the owner before using any window covering visible from the exterior of the building.
5. Costs of repairs or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident negligence or improper usage are the responsibility of the Resident. Resident must pay payment for corrective action on demand.

VI. PARKING

1. Resident shall only use assigned parking spaces and shall ensure that guests park only in unassigned areas or designated guest parking areas. Resident shall ensure that posted and designed fire zones or "No parking" areas remain clear of vehicles at all times. Resident shall refrain from parking in unauthorized areas or in another resident's designated parking space. (Vehicles parked in unauthorized areas or in another resident's space may be towed away at the vehicle owner's expense.)
2. Inoperable, dismantled or partially dismantled, or unregistered vehicles are subject to tow under California Vehicle Code 22658 and any applicable local laws and/or ordinances.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of duplicate of original.

Date

Resident

Date

Resident

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