

Rules and Regulations (Revised 09/14)

1. Students will not use alternate heating sources such as kerosene/electric heaters, space heaters or electric blankets. The use of charcoal or flammable gas grills is also not permitted in the Property or on any porches or decks. Open fires of any type are prohibited.
2. Students will not do the following:
 - a. Place or stored items on any windowsills, ledges or balconies, front porch or back yard.
 - b. Hang laundry or other items from the balconies, windows and common areas.
 - c. Hang anything from suspended ceiling grid.
 - d. Drape wires or any other materials through the ceiling grid.
 - e. Install window treatments, awnings, draperies or umbrellas on the Property.
 - f. Install radio or television reception devices such as antennas and satellite dishes
 - g. Paint any surface of the property
 - h. Install shelving, picture hooks, wallpapers, or alter the features of the Property, or install any additional, or relocate any of the existing telephone or cable outlets in the Property.
3. Early or Extended Possession – Students shall not have the right to occupy the Property prior to the beginning of, or after the end of the Lease unless the Owner grants the Students permission to do so. Such permission to move in early or stay beyond the end of this lease shall be at the sole discretion and approval of the Owner and may require a written agreement and/or an additional fee in order for the Students to do so. If the Students occupy the Property before or after this Lease, such occupancy shall be subject to the terms of this Lease.
4. No Waterbeds, hot tubs or aquariums are permitted on the property.
5. Students are not permitted on any roof or attic of the premises.
6. Student will not install any additional locks to bedroom doors. Hasp locks, barrel locks and pad locks are not permitted on the premises.
7. Toilets and other water apparatus (sinks, washing machines, dishwashers etc.) shall not be used for anything other than what they were intended for. Sanitary napkins, tampons, disposable diapers, sweepings, rubbish, rags, paper towels, shot glasses, excessive food matter or any other improper articles shall not be thrown, flushed or rinsed down the same. Responsibility for any damage resulting from misuse shall be borne by the Students. In addition, Students will be charged for any plumbing costs for toilets/drains that are clogged from misuse.
8. Students are responsible for any damage to appliances or furniture beyond normal wear and tear.
9. No weapons of any kind are permitted on the leased premises.
10. Students shall use the Premises only for the number of persons that have a valid Lease with the Owner (and no additional Students or persons are permitted to live in the Premises). Guests of the Student may not stay for longer than three (3) consecutive days and no more than five (5) days in total for the entire Lease term.
11. Do not remove mini blinds that are provided

12. Students will respect the rights of others in their building and adjacent buildings with regard to noise levels and activity. If the Property Manager receives complaints with regard to the Students, the Students will be: First, warned via email. Second, warned again via email and fined \$200. Should a third violation occur, the Student will receive written notice and will be removed from the premises and this Lease will terminate without refund.
 - a. Students must observe quiet hours Sunday through Thursdays from 11:00pm until 10:00am the next morning and Fridays and Saturdays from 12:00 midnight until 10:00am the next morning.
13. Students must not use incense or other odor producing items in or about the Premises. It is understood by the Student that offensive noises and odor are expressly prohibited.
14. For the purposes of this Lease there may be one individual in the group of Students that represents the interest of the group. The actions or obligations of any individual or number of individuals will be binding on the entire group and shall be fully binding on any of the students of the group, jointly and severally at the sole discretion of the Owner.
15. Students agree to pay a \$200 administrative fee for any disruptive conduct report received by the Owner from the municipality the Property is located in or from any breach in any section of this Lease agreement. Each breach shall constitute a separate administrative fee. Payment shall be made within 24 hours of verbal or written notice by Owner.
16. The decision to drink, and how much, is a personal one. Alcohol-related conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances. Under no circumstances shall the consumption of alcohol take place or any open container of alcohol be permitted in the common areas of the community, except inside the apartments or such other place as expressly permitted by the Owner.
17. **Removal of individual Student from lease:** In the event one of the Students who has signed this lease is creating an uncomfortable, unsafe or unsatisfactory living environment for the remaining student, the Owner may, at the Owners sole discretion, terminate that individual Students' lease. In this event the Student whose lease was terminated agrees to move out immediately and the remaining students agree to be responsible for the rent of the Student whose lease was terminated.
18. **In the event the Student is joining a group who is returning to their house/apartment from the prior school year, the Student acknowledges that B&L Properties do not clean or do repairs beyond what is required by code. The group of Students they are joining receive the house/apartment back in the same condition that they left it when they moved out for the summer. The Student joining the group agrees to accept responsibility for the condition of the house at the time he moves in, along with the other Students in the group he is joining.**
19. In the event the Student does not pay their rent causing the need for B&L Properties to pursue legal action against them. A \$200 administrative fee will be added on to the amount owed in addition to the court costs and legal fees.
20. Hazing by any club, group, organization or individual is strictly forbidden. Students must not engage in any hazing activities. Hazing includes any act (i) that subjects a person to bodily damage or physical harm or the likelihood of bodily damage or physical harm, or (ii) that requires, encourages, authorizes or permits a person to be subjected to any activity that is degrading, or (iii) that constitutes hazing under Applicable Law.

