Rules and Regulations (Revised 6/23)

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 store items on any windowsills, ledges or balconies, front porch or back yard.
    b. Hang laundry or other items from the balconies, windows, or 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. If the student installs a doorbell camera they are responsible for any damaged caused by the installation of said doorbell camera.

4. 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.

5. No waterbeds, hot tubs, or aquariums are permitted on the Property.

6. Students are not permitted on any roof or attic of the Premises. If the Leased Property has a garage, the garage is not included in this Lease and the Students will NOT have access to the garage.

7. Student will not install any additional locks to bedroom doors. Hasp locks, barrel locks, and pad locks are not permitted on the Premises.

8. 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, wet wipes, 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.

9. Students are responsible for any damage to appliances or furniture beyond normal wear and tear.

10. No weapons of any kind are permitted on the Leased Premises.

11. 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 Initials _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

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.

12. Do not remove mini blinds that are provided.

13. 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 Students 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 Thursday from 11:00pm until 10:00am the next morning and Friday and Saturday from 12:00 midnight until 10:00am the next morning.

14. Students must not use incense or other odor producing items in or about the Premises. It is understood by the Students that offensive noises and odors are expressly prohibited.

15. 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. Student knowledge that since this is a joint lease their contact information and whether or not they have paid their rent may be share among the group.

16. **Disruptive Conduct Notice Procedures:** Students have been made aware and acknowledge how seriously the municipality takes Disruptive Conduct Notices. Students have read and understand the Town Addendum which lays out their responsibilities as residents of the town. In the event the Students begin receiving Disruptive Conduct Notices at their Premises, the following steps will be taken:

- 1st Disruptive Conduct Notice – Upon receiving their first Disruptive Conduct Notice, the Students must do the following:
    1. **$200 Fine** – Students must pay a fine of $200 within 24 hours of the incident.
    2. **Party Addendum** – Students must sign the Party Addendum to the Lease.

  All of the Students' parents will be notified in writing of the incident. Failure to pay the fine and/or sign the Party Addendum will result in immediate eviction.

- 2nd Disruptive Conduct Notice – Upon receiving their 2nd Disruptive Conduct Notice, the Students will be evicted immediately. The Students waive (give up) any right to notice to quit which may now or at any time during the term of the Lease be required by Pennsylvania law, including the *Landlord Tenant Act of 1951* as amended. Should the Students wish to avoid eviction, they must do the following:
    1. **$200 per Student Fine** – Students must pay a fine of $200 per person within 24 hours of the incident.
    2. **Student/Parent Meeting with Landlord** – All Students and their Parents must have an in person meeting with the Owner at the time and at the place of Owner's choosing to discuss how they plan on remedying the situation. Failure of Students or their Parents to show up for the meeting will result in immediate eviction.

Student Initials _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

3. **Written Plan of Action Submitted to Town Code Enforcement Office** – Students will prepare their own plan of action laying out how they will prevent any more Disruptive Conduct Notices from occurring and will submit a signed copy to the Town Code Enforcement Office.
4. **Apology to Affected Neighbors –** Students, accompanied by a representative of the Owner, will apologize in person to any neighbors affected by the disruptive conduct.

- 3rd Disruptive Conduct Notice – Upon receiving their 3rd Disruptive Conduct Notice, the Students will be evicted immediately along with being required to reimburse B&L Properties for any fines they may receive from the Town. They agree that they will be moved out of the property within 7 days of receiving their 3rd Disruptive Conduct Notice.

17. 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.

18. Size of Parties: The size of any party held by any of the Students on the Lease may not exceed 5x the number of Students on the Lease or the maximum number of persons allowed to occupy the common areas as stated by the Town, whichever is less.

19. In the event the Students are in default of the current Lease, the Owner may, at the Owner's sole discretion, void any Leases they have signed for the upcoming school year and re-rent the Premises to another group of Students.

20. **Removal of individual Student from Lease**: In the event that one of the Students who has signed this Lease is creating an uncomfortable, unsafe, or unsatisfactory living environment for the remaining Student(s), the Owner may, at the Owner's sole discretion, terminate that individual Student's 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.

21. **In the event a Student is joining a group who is returning to their house/apartment from the prior school year, the Student acknowledges that B&L Properties does 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/she moves in, along with the other Students in the group he/she is joining.**

22. In the event the Student does not pay his/her rent, causing the need for B&L Properties to pursue legal action against him/her, a $200 administrative fee will be added on to the amount owed in addition to the court costs and legal fees.

23. 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.

Student Initials _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

24. Keep patios, balconies, and yards neat and free of trash and clutter at all times.

25. B&L Properties takes no responsibility for any person belongings stored in your unit over the summer. Student understands that they accept all liability for anything damaged, missing or dirty.

26. Dehumidifiers in all rooms, if equipped, must remain in the on position and placed on low at all times.

27. Laundry facilities are for Students currently living at the Premises ONLY.

28. Students are required to keep the house at a minimum of 60 degrees during the heating season. This includes Thanksgiving, Christmas, and Spring break regardless of whether or not they are staying at the house over break.

29. Students must not throw, drop, or suspend any object from windows, balconies, or decks of the Leased Premises. Students who throw, drop, or suspend any objects, included but not limited to frisbees, balls, paper gliders, bottles/cans of any type etc., may be subject to eviction.

30. The Owner may at any time inspect the apartment and if in the Owner's opinion the apartment does not meet basic cleanliness standards, the Owner may require the Students to clean the apartment. If the Students do not clean or do not do a good enough job, the Owner may have the apartment cleaned and bill the Students accordingly.

31. Garbage cans, kitchen supplies, ice, laundry, indoor furniture, or other articles will not be stored on or under decks, staircases, landings, etc. Patio furniture is allowed.

32. A $35.00 administrative fee is charged for all checks returned to B&L Properties by the bank for insufficient funds or stopped payment.

33. In the event Students choose to store personal items in the property over the summer they understand that they do so at their own risk. Landlord takes no responsibility for the items going missing, getting damaged, getting dirty, etc.

34. In the event the Student does not transfer the utilities into his/her name, there is a $25 administrative fee added to each bill B&L properties has to pay on the Student's behalf.

35. Non Return of Keys: Student will return all keys at Lease termination. If keys and keychain are not returned, the Student will be charged for re-keying of the Leased Premises, the mailbox, and the building entrance.

36. Students will remove trash from the Premises. **Trash may not be placed in hallways or stairwells**. Mislaid trash will be removed at a fee of $25 per bag. Carpet stains caused by trash will be professionally cleaned at the expense of the Student.

37. The burning of Candles is strictly prohibited at any time within the Premises.

38. Smoking and Vaping are prohibited inside the Property. If you chose to smoke/vape in the property you will be billed for a full repaint.

39. Students will remove all personal furniture and personal belongings upon Lease termination. Items left behind will be deemed abandoned and the Owner will have the right to dispose of them in

Student Initials _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

whatever manner he sees fit. Disposal of abandoned belongings will be at the Student's expense. Owner will not be responsible to store Student's belongings or furniture. Students will not remove doors to allow passage of furniture.

40. Furniture included in the Lease and provided by the Owner MAY NOT be removed from the Premises. In the event the Student does not want the bed provided by the Owner, Student must inform the Owner of this in writing at least 30 days prior to the start date of the Lease.

41. If there are bed bugs found in the apartment/house when the Students move out, necessitating the Owner to need to hire an exterminator, the Students will be billed $500 per room needing treatment.

42. Students will become familiar with and observe all posted security regulations and all posted fire escape or evacuation routes and all fire exits. Questions concerning security and fire procedures should be directed to the Property Manager without delay.

43. This Lease does not provide for any parking privileges. Parking permits may be obtained from the Owner for onsite parking or from the municipality for use of the municipal lot. No gas powered vehicles are permitted inside the apartment.

44. Any complaints by Students, except in the case of emergency, must be made in writing to the Property Manager via email. Please use the maintenance request form on our website: www.BLPropertiesllc.com. All USPS correspondence must be sent to the Owner at the following address:

    To: B&L Properties
    PO Box 723
    Sellersville, PA 18960

45. We use the address you give us for your parents as your home address and this is the one we use for all mailings, i.e. security deposit returns, invoices etc. By signing the Rules and Regulations attached to the Lease, Students are giving B&L Properties permission to discuss all aspects of their account with their parents and/or guarantors.

46. Students will respect the personal safety and property of others. Students may not prop open building entrance doors to allow access to non-Students. Students will not prop open the fire-rated doors to hallways or stairways. Students will not tamper, in any way, with safety devices provided throughout the building. These include: Smoke detectors, Heat detectors, Horn/Light units, Back-up lighting, Fire extinguishers, Security cameras, and Alarm system panel. Also included, are the self-closing devices attached to the doors at the front and rear of each hallway and building entrance. If such tampering occurs, charges will be filed with the local authorities under provisions, which prohibit "Risking a Catastrophe." In addition, the Students will be removed from the building, and this Lease will terminate without refund.

47. If there are common areas in your building, then each apartment is responsible for the 15 ft. of hallway/common area in front of their door. You are responsible to keep it free of trash and debris. You are also responsible for holes/marks on the walls. So, if people are partying in front of your door, please ask them to go party in front of their own door, because you will be responsible for any damage done.

Student Initials _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

EXCEPT AS TO ADMINISTRATIVE CHARGES SPECIFICALLY SET FORTH IN THESE RULES AND REGULATIONS, THE OWNER MAY IMPOSE AN ADMINISTRATIVE CHARGE, OF NOT MORE THAN $200, FOR ANY VIOLATION OF THESE RULES AND REGULATIONS. ANY VIOLATION OF THESE RULES AND REGULATIONS ALSO CONSTITUTES A DEFAULT UNDER THE LEASE AGREEMENT AND SHALL ENTITLE THE OWNER TO PURSUE ALL REMEDIES AVAILABLE TO THE OWNER UNDER THE LEASE OR AVAILABLE UNDER APPLICABLE LAW. THE OWNER'S DETERMINATION OF A VIOLATION SHALL BE FINAL. WITHOUT LIMITING THE FORGOING, THE OWNER MAY, IN THEIR SOLE DISCRETION, LIMIT OR REVOKE THE PRIVILEGES OF ANY STUDENT TO MAKE USE OF THE COMMON AREAS UPON STUDENT'S VIOLATION OF ANY OF THESE RULES AND REGULATIONS.

STUDENT ACKNOWLEDGES THAT STUDENT HAS READ THESE RULES AND REGULATIONS BEFORE SIGNING THE LEASE AGREEMENT AND STUDENT AGREES TO ABIDE BY THESE RULES AND REGULATIONS DURING THE TERM OF THE LEASE. STUDENT ALSO ACKNOWLEDGES THAT THE OWNER EXPRESSLY RESERVES THE RIGHT TO ADOPT ADDITIONAL RULES AND REGULATIONS APPLICABLE TO THE COMMUNITY AND TO AMEND OR MODIFY ANY RULE OR REGULATION CONTAINED HEREIN AS THE OWNER FROM TIME TO TIME DETERMINES TO BE APPROPRIATE SO LONG AS THE OWNER COMPLIES WITH ANY NOTICE OR CONSENT REQUIREMENT THAT MAY BE IMPOSED BY APPLICABLE LAW. THE OWNER MAY POST SPECIFIC RULES FOR USE OF CERTAIN AMENITIES OR FACILITIES ON THE PREMISES AND PROPERTY AT SUCH FACILITIES AS, FITNESS FACILITIES, FIRE PITS, VOLLEYBALL COURTS, OR OTHER AMENITY LOCATIONS, AND STUDENT AGREES TO ABIDE BY SUCH RULES AND REGULATIONS SO POSTED AS IF THEY WERE SET FORTH HEREIN.

STUDENT FURTHER ACKNOWLEDGES THAT THE RULES AND REGULATIONS ARE ESTABLISHED BY THE OWNER FOR THE GOVERNANCE OF STUDENTS AND THEIR GUESTS WITH THE INTENT TO PRESERVE THE RIGHTS AND PRIVILEGES OFFERED BY THE COMMUNITY TO ITS STUDENTS**. ALTHOUGH THE OWNER RESERVES THE RIGHT TO ENFORCE ANY OF THE RULES AND REGULATIONS, THE OWNER WILL HAVE NO RESPONSIBILITY TO STUDENTS TO ENFORCE THE RULES AND REGULATIONS AS TO ANY STUDENT, GUEST, OR THIRD PARTY WHATSOEVER, AND THE STUDENT HEREBY RELEASES THE OWNER OF AND FROM ANY LIABILITY FOR ANY ACT OF OMISSION BY THE OWNER IN ENFORCING OR FAILING TO ENFORCE ANY OF THESE RULES AND REGULATIONS.**

_____	_____	_____	_____
Student # 1	**Date**	**Student # 2**	**Date**
_____	_____	_____	_____
Student # 3	**Date**	**Student # 4**	**Date**
_____	_____	_____	_____
Student # 5	**Date**	**Student # 6**	**Date**
_____	_____	_____	_____
Student # 7	**Date**	**Student # 8**	**Date**
_____	_____	_____	_____
Student # 9	**Date**	**Student # 10**	**Date**
_____	_____	_____	_____
Student # 11	**Date**	**Student # 12**	**Date**

Student Initials _____ _____ _____ _____ _____ _____ _____ _____ _____ _____