



Rules & Regulations

THE LAW OF THE LAND

1. This is an addendum to, and becomes part of the rental agreement between Owner and Resident.
2. No persons, pets, or animals of any kind are permitted to occupy the premises other than those listed on the original rental agreement without the express prior written consent of owner or his agent.
3. Any resident who drinks excessively, uses premises for illegal activity or commits a nuisance will be subject to eviction.
4. No unnecessary noise due to loud talking, radios, televisions, stereos or musical instruments is permitted.
5. Hours for playing the above with the consideration of other residents are 7:30 a.m. to 11:00 p.m.
6. No rollerskating, skateboarding or riding bikes on the premises.
7. Laundry facilities are to be used only during the hours of 7:00 a.m. to 11:00 p.m. Please use machine as instructed and do not overload. NOTE: if your unit comes with washer/dryer, we have installed machines that can be clogged by the use of ordinary detergent, leading to equipment cleaning costs and possible repairs at tenant cost. To avoid this, please use biodegradable detergents, preferably enzyme-based. EXELSIOR is a Canadian brand that we recommend, it is available on [amazon.com](https://www.amazon.com) and at Howard's Appliance Stores.
8. Management is not responsible for damage or theft of personal property. Tenant shall obtain own insurance for this purpose.
9. Resident is responsible for cost of repairs to plumbing, plumbing fixtures and appliances should damage be caused from negligence or misuse. Foreign items causing stoppage of waste, jamming of mechanisms is considered improper use and repair costs shall be paid for by resident. Garbage disposals are in working condition when you move in. Any damage to disposals caused by tenant will be billed directly to you by repairman. REPORT ANY WATER LEAKS IMMEDIATELY! We had a recent incident in which a toilet leak was not reported and resulted in an increase during that billing cycle of more than \$200.
10. All personal items of all occupants and/or guests, including but not limited to, recreation, health, sports and/or hobby equipment, tools, brooms, cleaning supplies, recyclables, etc. shall be kept out of view. No rugs, towels, articles of clothing and/or linens, or any such items shall be hung on the exterior of the building, on balconies or in hallways. No mops, brooms, or rugs are to be shaken from the same, or from open windows.
11. Highly combustible items such as gasoline are prohibited and shall not be used or stored anywhere on premises.
12. Damage to the apartment and/or building and its equipment and furnishings, above and beyond ordinary wear and tear, shall be paid for by resident.
13. Do not make any alterations in any way, (i.e., painting, hanging pictures, changing locks), without the prior written permission of owner or agent. Resident will be responsible for the cost of damages beyond ordinary wear and tear.

- 14. Residents are responsible for the conduct and cleanup of their invitees and guests.
- 15. Your rental shall be kept in good and clean condition and free from any objectionable odors.
- 16. **NON-SMOKING** All buildings are non-smoking. If your guests smoke, do not smoke within our property lines.
- 17. Personal Air conditioning units are not allowed to be installed in windows. Windows are new, and the weight of these units will bend the frames, permanently damaging them Free-standing portable AC units are acceptable with venting out of windows.
- 18. Vehicles must park in the garage unless otherwise provided by owner in some buildings. All vehicles must be in working condition. Garage not to be used as storage units. Storage lockers are available for storing non-combustible items for an additional monthly fee of \$25. Residents are to park vehicles in space assigned to them by owner agent. Any unauthorized parking on premises is subject to towing at vehicle owner's expense. No extensive repair or washing of vehicles is allowed on the premises.
- 19. We are one of the few apartment buildings in Alhambra that are pet friendly. Noise complaints from continuous barking from a pet are taken seriously. If you are unable to control continuous barking and we receive additional complaints after initial warning notice, you may be required to obtain a "barking control device" for your dog in order to remain in your unit. You **MUST** abide by your Pet Agreement when it comes to cleaning up after your pets. Please curb your pets off property and dispose of waste properly. We have recently had to terminate a tenancy due to non-compliance.
- 20. When moving out, do not try to patch holes in walls on your own. This only makes the walls worse and more difficult for the painters to repair and to get the walls back to their original condition. Holes will be patched by the painting crew, larger holes are considered damage and will be deducted from security deposit.

By Signing below, you acknowledge that you have read and understand all of the above listed items. Please be a considerate tenant, a responsible Pet Parent, and aware of our concerns for safety and on the property. This is your home while you are our tenant and we put in a great deal of effort into creating these great places to call home.

Owner/Agent: _____

Date: _____

Resident: _____

Date: _____

Resident: _____

Date: _____