

The Meadows Of Perth Apartments
Tenant Policies and Rules

I. GENERAL

Landlord: BLD Homes

This document is an addendum and is part of the Rental Agreement dated _____
1. between BLD Homes Tenant, _____ Residents, for the
premises located at: The Meadows of Perth Apartments

II. NOISE AND CONDUCT

1. Resident shall not make or allow any excessive noise in the unit nor permit any actions which will interfere with the rights comforts 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 disturb other tenants.
3. Resident shall refrain, and shall ensure that Resident's guests likewise refrain, from activities and conduct outside of the unit (in common areas, parking areas or on the street near buildings which are likely to annoy or disturb other persons).
4. Resident shall refrain from calling or conversing with other persons from his / her apartment down to the street or parking.
5. Resident shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents between the hours of 10PM and 8AM.
6. Laundry facilities shall be used between the hours of 9AM and 10PM. Laundry may not be left in the machines for long periods of time.

III. CLEANLINESS AND TRASH

1. Resident shall keep the unit clean, sanitary and free from objectionable odors at all times.
2. **SMOKING IS NOT PERMITTED** in the apartment unit, balcony or anywhere on the property or residence. The no smoking rule applies to all smoking products including but not limited to cigarettes, e-cigarettes, vaporizers, marijuana, cigars and pipes. If caught smoking, tenants face a \$500.00 fine and potential eviction. Residents will be responsible for permanent odors caused by cooking, smoking, or pets.
3. Resident shall ensure that trash and recycleables are placed in appropriate receptacles so that litter is not created on or about Resident's unit.
4. Resident shall ensure 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.
5. Resident shall ensure 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 ensure that large boxes are broken apart and placed separately in designated recycling containers located in the garbage room area. Resident shall ensure that newspapers and plastic containers shall be compacted and also place in designated recycling containers located in the garbage room. At no time should recyclable trash be place in garbage shoot.
6. Resident shall be responsible, at Resident's expense, for hauling to the dump or disposing of those items too large to fit in the trash containers or items related to a business (non-residential related trash.)
7. Residents are prohibited from leaving large appliances or furniture in the garage area or on the street. Residents are responsible for hauling large items and furniture to the dump.

8. Resident shall ensure that furniture is kept inside the unit and that unsightly items are kept out of view.
9. Resident shall refrain from leaving articles in front of the entrance to their apartment, hallways, and other common areas.
10. Residents are not permitted to shaking or hanging clothing, curtains, rugs, and other coverings and clothes outside of any window, ledge, or balcony.
11. Patio or Balcony areas must be kept clean and free of all items except for approved patio furniture and plants. Privacy screens are not permitted.
12. Residents shall refrain from placing any items or signs in or on their windows, front doors or hallways. (ie. Trophies, beer signs, etc.)
13. Resident shall refrain from disposing of any combustible or hazardous material in trash containers, recycle containers, or garbage shoots.

IV. LAUNDRY FACILITY

- 1) Residents shall put all trash including lint from dryers in the proper trash receptacles.
- 2) All clothing must be removed immediately after washing and drying. Clothing left in the laundry room will be discarded.
- 3) Laundry facility is available between the hours of 9AM and 10PM.

V. SAFETY / SECURITY

1. Security is the responsibility of each Resident and each guest. Owner or property manager assumes no responsibility or liability, unless otherwise provided by law, for residents' and guests' safety and security, or for injury or damage caused by criminal acts of other persons.
2. Residents are prohibited from drinking alcohol around building premises outside of resident's apartment.
3. Residents shall refrain from using illegal drugs or the selling illegal drugs in or around building premises.
4. Resident should ensure that all doors are locked during Resident's absence.
5. Resident should ensure that all appliances are turned off before departing from the premises.
6. When leaving for an extended period, Resident should notify Owner how long Resident will be away.
7. Prior to any planned absence from the unit, Resident shall give Owner authority to all entry to the unit to any person or provide Owner with the name of any person or entity permitted by Resident to enter the unit.
8. Resident shall refrain from smoking in bed.
9. Resident shall refrain from using or storing gasoline cleaning solvent or other combustibles in the unit.
10. Residents are not permitted to use charcoal barbecues on porches, balconies or patios in the building. Such use would constitute a fire hazard and subject the tenant to a fine and potential eviction. Tenants must use the public outdoor BBQ provided on the first floor of the building.
11. Resident shall ensure that no personal belongings, including bicycles, play equipment or other items shall be left unattended in the halls, garage area, or about the building.

12. Residents are responsible for the conduct of their guests.
13. Residents are not allowed to sublet their apartment at any time.
14. Guests not on the rental agreement may not stay at resident's apartment longer than fourteen (14) consecutive days in one (1) twelve-month period.
15. Residents shall refrain from accessing the roof and fire escape areas unless for emergencies purposes. Residents are prohibited from congregating on the roof, drinking alcohol, barbequing, smoking, starting fires or leaving garbage in and around roof and fire escape area. Any resident found responsible for violating the roof and fire escape rules will be reported immediately to the Police Department and will be grounds for immediate termination of their rental agreement and / or eviction.

VI. MAINTENANCE, REPAIRS AND ALTERATIONS

1. Resident shall advise Owner of any items requiring repair, such 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 personnel unless Resident is directed to do so by Owner.
3. Resident shall refrain from making any alterations or improvements to the unit without the consent of Owner. 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 Owner before using any window covering visible from the exterior of the building.

VII. PARKING / GARAGE AREA

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 designated 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. Residents, who park in carports or on street parking, park their vehicles at their own risk. HOME REALTY INVESTMENTS, the Property Owner, or Property Manager are not responsible for any damages to resident's vehicles due to theft or vandalism.
3. Residents are prohibited from making any auto repairs in carports or around building premises. This includes street Parking area in or around building premises.
4. Residents are responsible for cleaning up any oil spills caused by leaks from their vehicle. Residents will also be responsible for the cost to clean up any damaged area caused by oil or any other fluids leaking from their automobile.
5. ALL vehicles parked on the premises must have current registration and be in operable condition. All vehicles must have a guest parking permit obtained from the property manager. Vehicles with expired tags or inoperable vehicles will be towed at the owners expense.
6. All tenant guests must park in the designated guest parking area. Unauthorized vehicles will be towed at the owner's expense.
7. Resident's vehicle(s) must fit within the designated parking space. Vehicles that block, hinder or prohibit the use of the parking area by other residents are not allowed.

VIII. SECURITY DEPOSIT / BREAKING THE TERMS OF THE RENTAL AGREEMENT

1. If the resident(s) has to break the terms of the lease agreement, the security deposit is forfeited.
2. Resident cannot use security for last month's rent.
3. Residents are required to give landlord at least 30 Notice upon termination of tenancy.

IX. LOCK-OUTS / LOST OR STOLEN KEYS

1. Resident is responsible for all keys and key fobs to the apartment building and apartment unit. A \$250.00 deposit for a building entry key fob is required. If resident is locked out of his or her apartment unit or has had their keys lost or stolen, resident will be responsible for informing the property manager to gain entry into the unit. If key fob is lost, resident's \$250.00 deposit will be deposited and resident will be responsible for providing another \$250.00 deposit to obtain a new key fob. The resident is responsible for all in unit damages.

X. ROOMMATES / REPLACING ROOMMATES / SUBLETTING

1. UNAUTHORIZED SUBLETTING IS STRICTLY PROHIBITED.
2. In the event that a resident is replacing a roommate or has requested to add a new person to the rental agreement, the new roommate is required to submit a signed and completed rental application, copy of valid Driver's License and first and last month's rent with a \$30 tenant screening fee and meet all leasing requirements. Credit score, proof of income and 2 recommendations are also mandatory.

XI. GARBAGE & RECYCLING

1. Residents are required to break down all cardboard boxes and put in proper recycling containers.
2. Residents are required to separate recycled materials including glass, plastic and aluminum and place in proper Storage containers.
3. Upon MOVE OUT, tenants are required to dispose of any house hold items, trash, garbage at their own cost And will be charged a hauling fee if items takes up the garbage or recycled containers.

XII. UTILITIES

1. Resident is responsible for keeping electric and water (if paid for by the tenant) on at all times to the unit. Failure to Have working and current utilities to the unit is grounds for termination.

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

Date

Resident

Date

Resident

Date

Owner